

MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
August 19, 2015

The meeting was called to order at 3:00 PM.

ATENDANCE: Gail Fleming, Dominique Emerson, Roger Gage

Absent: Sue Walsh.

Staff: Michael Davolio, Cheryl Knighton, Doug Yormick

In the absence of Sue Walsh, Dominique opened the meeting at 3:00PM. The minutes of the August 5, 2015 were approved with changes. She announced that Aaron Simpson and Colin Campbell have resigned from the PAB. Gail asked if Michael has looking into the condition of approval for Cedar Circle. He has not had time, but will.

Public Hearing opened 3:30PM

Michael explained the amended Ordinance 1016 as it had not gone before a public hearing when it was adopted. This hearing is intended to rectify that. Nothing has changed. Dominique still has concerns over traffic impact on the neighborhoods in the area where the Wellness Retreat wants to be. Michael reminded the board that the conditions were added in the definitions which will need to be met at time of application approval. He also noted that the Board is reviewing the concept of the wellness retreat, and not an actual proposal. Dominique still has concerns about the winery.

Damon Arndt spoke in favor of the Wellness Retreat. He stated that as far as the traffic issue, the area that will hold the retreat is large enough to hold 35 homes. If that many homes were built, the traffic would be worse than what the retreat will generate. Also with the retreat being there, it will generate revenue for Langley as it will be bringing people in from other areas. Michael said the traffic issue will be addressed at application time. Julie Glover feels the Wellness Retreat is what Langley needs. The fact is that it will be a model of this type of service in our area. Jerry Bakken feels there is an absence of this type of professional care in our community. There are provisions in the zoning that covers all areas of concern and the community should embrace this activity and supports the code change. Dominique asked for a vote of the board to approve the amended ordinance. Passed unanimously.

Bed & Breakfast ordinance was amended to change from allowing only two persons per room to allow as many people as the number of beds in the room. Michael explained that this change is consistent with regulations in the Washington Administrative Code (WAC). Dominique asked for a vote to pass the amended ordinance. Passed unanimously.

Public Hearing closed 3:28PM

Economic Development Element

Michael had made the changes that were discussed at the last meeting. He informed the board that the Arts Commission would like to bring in their own element sometime in the future. Most likely next year.

Land Use Element

There was much discussion on the current zoning. He explained and showed on a map the available land that is possibly available for multi-family use. The board agreed that there is a need for more affordable housing. Are the zones sufficient to meet the needs of Langley? There was a consensus to not expand downtown. The Wetlands need to be mapped. Does the board want to increase RS5000? Doug passed out a map showing the available empty lots in each zone. Gail feels the Highlands zoning density is not represented correctly. Gail does not feel there is a problem with small lot availability. Doug passed out handouts showing updated information, current zoning as far as development, what's developed and what is not. He gave updated data on population and building permits issued.

Gail gave Michael changes she feels need to be made. Some discussion, *i.e.*, light industrial, needs to be more specific. Some discussion on "contract zoning" as a means to carefully draft project-specific regulations. After Michael explained it the board liked the idea. The names throughout need to be updated, Boy and Dog Park, Port of So. Whidbey Marina, Waste Water treatment Plant awards received, number of medical facilities, So Whidbey School District Office, revise Middle School information. Take out per capita and median income and put it in the Economic Element. Clean up grammar throughout. Underdeveloped and Undeveloped land may have environmental constraints that require documentation prior to any further development. Strike out removal of magnesium at the water tank source. Kathleen Landel sent an email to the board with her comments on the Land Use Element.

Her comments:

"I am unable to attend the PAB meeting today, so I'm submitting my comments on the Land Use element via email. I will also drop a copy off at the front desk when I'm in Langley today.

1. Figure LU-5 shows parcels that are under a County the reduced tax Ag designation but does not show parcels that are under the Forest designation. This land use designation needs to be added to the map.

2. The LU element does not adequately address land use in regards to the typographically constraints and issues regarding ground water flow and aquifer recharge.

- The critical areas map Figure OS-3 showing step slopes, wetlands, streams and buffer should be added to the LU element and addressed in the goal statements.
- Island County has a Groundwater Recharge CARA (Critical Aquifer Recharge Area) map showing most of Langley as a high susceptibility (the highest level) for aquifer susceptibility. This information should be added to the LU elements and addressed in terms of what this means for land use, density, best practices to maintain healthy recharge and protection of Langley's wells.
- The LU element should align with the 2009 Comprehensive Storm Water Management Plan.

3. The OS element was revised and approved a number of years after the LU element. The update of the LU and OS elements should be aligned during this update process. For example: Figure LU-6 Future Land Use Map currently does not align with the OS element."

Responding to a question, Michael explained that the information from Ms. Landel would be included in the Comprehensive Plan if the PAB recommended its inclusion.

Other Items not on Agenda:

Gail asked if the work schedule could be corrected and change the Parks and Open Space to read Parks and Open Space and Trails. Gail asked Michael to respond to the PAB's role on the final plat for the

Langley Passage. He will need to look up the code that was in place at the time it was passed.
Clarification on was it the administrations role and not the function of the PAB.

Meeting adjourned: 5:06PM