

MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD  
May 13, 2015

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

ATTENDANCE: Gail Fleming, Sue Walsh, Dominique Emerson, Roger Gage, Colin Campbell, Aaron Simpson  
Staff: Michael Davolio

Motion to approve the April 1, 2015 minutes with changes. Approved.

**Discussion:**

**Marina Access Alternatives**

Michael Davolio thanked the public for attending the charrette and reported that he had reduced the many responses to 7 options. He provided a handout of his summary of the results, then summarized. He said an expanded program of golf carts was the most popular option. Few people offered 2<sup>nd</sup> or 3<sup>rd</sup> choices, but many offered last choices.

Colin Campbell asked how the responses were rated.

Davolio answered that he tallied 1<sup>st</sup>, 2<sup>nd</sup>, and last choices. Golf carts were very popular, in part because they have the least impact. The drawback is a lack of volunteers to operate them.

Dominique asked about the assumption that the carts would be operated by volunteers rather than paid employees.

Davolio did not respond but went on to say that the golf cart option was considered the “no action alternative” and that didn’t sound good. The ‘no action’ option received very little support. The elevator option bombed completely.

Dominique asked if the results might have been different with different visuals.

Davolio said that was no doubt true. He said the funicular fared well and got a lot of support, which he found surprising. He repeated that despite the negative comments, the funicular remained popular. The wheeled trolley option was also fairly popular. He had looked into leasing a trolley for a test but found nothing. The only way to test that option was to buy a trolley, and that was a non-starter.

Colin Campbell asked to see the raw data.

Davolio said to look at the back of the handout. He expressed surprise at the popularity of the waterfront walk proposal. He saw it as not being viable because it was proposed as going over water/tidelands and would have significant environmental and expense problems.

Colin Campbell said this really did not address marina access.

Davolio responded that it got a whole lot of support, but was told to do such a walkway over land and find an alternative site for the funicular. Widening Wharf Street was definitely a non-starter. A new option was proposed – adding bus service. He met with the new director of Island Transit who was supportive. Another new idea was the use of Zip Cars. He thought that was a great idea, partly because it was private enterprise and would not involve the city.

Dominique raised the issue of parking problems for Zip Cars.

Michael Davolio responded that 'that's their problem.' He said he got 130 responses. If someone listed 2 options as their 1<sup>st</sup> preference he counted both. There were only 85 2<sup>nd</sup> place options recorded. He said he had already explained the weighting process. In summary, there were several goals intended: a discussion of options, the need for access, and grant funding. There were some recurring themes: the need must be documented, there needs to be some action, don't spend money just because you have it, irrespective of marina access it would be good to have a waterfront walk.

He recommends making a deal with Island Transit. He expects this to cost +/- \$25k/year. That is the cost for drivers and insurance. He has been looking at potential bus stop sites in Langley. It could be done this summer and then the economic impact and marina access impact could be evaluated.

Sue Walsh asked if he was looking into funding sources.

Davolio said yes. He was also looking at long term solutions, particularly a waterfront walkway from Seawall Park to Sunrise Lane. If feasible he would like to see a smaller and more cost effective funicular at Boy and Dog Park. He found all comments were thoughtful and well-intended. People want the community to thrive, but not at the cost of adverse impacts.

Sue Walsh thanks Davolio and says the charrette was informative. She wishes to work toward consensus. The present proposal is a more gentle and therefore better than the previous.

Dominique – this is being divided into short and long term solutions. One year is not enough to evaluate the Island Transit option. She has spoken with harbormaster Duncan. She wants to invite the Port District to present their wants and needs.

Sue Walsh – wants to include all the players, such as Island Transit and the Parks and Recreation District.

Dominique – the bus idea could support the Shakespeare Festival, WICA, etc. She still wants to evaluate the top 3 options and their long term costs, and she wants a needs analysis.

Gail – favors the recommendation and asks about the presumed lack of golf cart drivers.

Davolio responded by asserting a problem finding drivers, and that he could not lease golf carts, so would have to buy them, and he didn't want to do that.

Gail – the walkway idea is a very old one. She wants to explore grants to acquire land or easements.

Michael Davolio – it may be possible to use the grant funding in hand.

Gail – the only objection to the walkway option is the funicular. It must not detract from views.

Sue Walsh – blocking the view would be inconsistent with the Shoreline Master Program.

Dominique – let's just create a set of requirements. Is Cascade View a park?

Gail – yes, at least the top is.

Colin Campbell – still wants a needs analysis. He says they need data before acting.

Davolio responds that this is a temporary solution which helps document the need.

Dominique – also wants to expand the needs analysis. Marina expansion would support live a boards, who would go up and down Wharf Street. Does Langley want that particular business model?

Michael Davolio – we could invite the harbormaster.

Roger Gage – we keep dragging this thing out. I want an answer soon, for this summer.  
Davolio says that's too soon.

Gail – about Cascade Walkway, the park is 1.28 acre and includes a large portion of the bluff.

At this time the meeting was opened to public comment.

Eric Levine – want to show his video now. He is an ardent funicular booster.

Colin Campbell – why look at this now when we've decided to move forward?

Sue Walsh – we'll think about it.

Will Collins – was dubious about the funicular, but then it seemed doable. It could draw a lot of people.  
A good way to serve boaters. A great idea, from 4<sup>th</sup> Street to Phil Simon Park. A great deal.

Jenny Lee – I'm a Langley Marina property owner. How would a waterfront walkway improve access? It seems a waste of grant money. The new planner doesn't know what the previous planner did.

Colin Campbell – that's a different issue.

Jenny Lee – that's millions of dollars.

Davolio – I got a phone call about deed restrictions on beach property prohibiting transferring for any property to a public use. Eminent domain would over-ride such a restriction.

Connie Marcucci – I'm a Sunrise Lane property owner. I don't want a walkway. We own the beach and tidelands. Who would insure us? How would the walkway be acquired? Nobody on Sunrise Lane wants people walking by. We don't stop beach walkers.

Nell Anders – feels this is all a diversion. She went through all 128 charrette responses. She says Michael Davolio's summary misrepresents opinions. She contests the claim that the funicular was "quite popular." 36% of 1<sup>st</sup> choices were for golf carts. 19% favored the funicular. 81% said they wanted no funicular or elevator. People who wrote "NO" were not counted. 61 of 128 wrote NO or struck through the funicular option.

Brian Woloshin stated that at the 4-8 and 4-14 meetings Davolio mentioned a Port district grant request to quadruple the marina. The Port said they'd begun the process in 2009 with a grant application and that it was a long process. Why do you believe expansion is coming?

Davolio claims he never said that. He did consult with the Port District. He said they had applied for a grant.

Nell Anders responds by reading an email from Port manager Angie Moser.

Jonathan Moses – asks the PAB to listen to Colin Campbell. They do need a clear problem statement. If there is to be marina expansion, parking will become an even greater problem, so the Port or the city should look into acquiring the 2 parcels past Phil Simon Park.

Eric Levine agrees with Jonathan but decries the scare tactics, inflammatory tactics, vicious words, hateful acts. He claims scores of residents have been intimidated. He asks that they give no weight to the results of this meeting.

Cary Clark asks for a referendum on the issue. He finds ad-hoc surveys problematic. In principle a funicular is reasonable, but there are cost considerations. A boardwalk is a separate issue.

Pam Schell supports access to the marina. She likes the temporary options, but they are only temporary. She would use a funicular. Why is the Port District not involved?

Carl Magnusson had a written statement but then spoke ex-tempore. The funicular is a lightning rod for where Langley is going. The funicular proposal is backwards. The claimed need is ADA access from the marina up the hill. City officials have been pushing the funicular. There has been an instant negative reaction. What needs are being met? Do we need a tourist attraction? This wouldn't actually meet the claimed need. He also reviewed the charrette responses. He found 47 pro-funicular responses and 195 pro-wheeled transit responses. By what metric has this been evaluated? If a proposal meets the goals, it will have public support.

An audience member who attended the charrette said many feared to come. It was polarizing. She favors the funicular and criticizes the charrette, claiming the results were based on a lack of information, and that stakeholders were absent. She says we need more information. She asks if grant funding is a goal. She says stakeholders should be involved. This is not intended to be a tourist attraction. Its will be for local use.

Sharon Emerson stated she is thrilled with the bus proposal. The bus and golf carts are great solutions, long term as well as short term.

Carl Magnusson asks if there is anything in the comprehensive plan about promoting tourism.

Brian Woloshin said yes, there has been intimidation, but it's been on both sides. He's all for a public vote, with the secret ballot.

Eric Levine stated there is no funicular proponents engaged in underhanded tactics. He assumes there will be no decision today. There has been too much inflammatory language. People should watch the video which will clarify many things.

Pam Schell asked are you really proposing running a bus down to the marina? I can't picture it driving down to the marina.

Davolio responds that he has consulted with Island Transit and that they have smaller buses which can in fact turn around at the marina.

Nell Anders – the last point on the last page. Item 5: research the feasibility of a smaller funicular at Boy and Dog Park. How much money would such research cost? Where would it come from? How would this be publicized?

Davolio stated we have enough preliminary information to produce an RFP. Responses to the RFP would provide us with the costs. We would not be committed to any course of action until a proposal to spend money.

Jonathan Moses, responding to Pam Schell said as it is there are problems with emergency services gaining access to the marina and other business down there. He asks that there be assurances that any new construction can be served by emergency services.

Marianne Edain points out that SMP requires that views from parks not be blocked. And the Boy and Dog Park funicular proposal is premature until there is a connection to the marina.

At this time Sue Walsh closed the public comments.

Sue Walsh stated that this is a small proposal for bus service. Let us start small. If this is successful we can expand. We do need to move people up and down the hill.

Colin Campbell stated we also need to be responsible to homeowners. Delivering people to the marina impacts the neighbors.

Connie Marcucci said to look beyond your personal prejudices and focus on the benefit of the city as a whole.

Jenny Lee stated we want everyone to have access to the marina, but . . .

Michael Davolio recaps – for the next meeting I will invite Port District representative; I will meet with Island Transit about costs and routes.

Sue Walsh asks if Island Transit could have a representative at the next PAB meeting.  
Davolio says he can ask.

Dominique stated so you're following the needs statement model?

Sue Walsh said yes. She wants to see something this summer.

Dominique stated that our next meeting is in 3 weeks.

Roger Gage asked if the city responsible for insurance for Island Transit?

Aaron Simpson asked if they could arrange a joint meeting with the Port Commissioners, and not just their Executive director?

Davolio stated we could get you on the Port's agenda.

Aaron Simpson feels we need both boards.

Dominique – we can begin with the executive.

Davolio stated it would more likely be the Port commission and the city council.

An audience member – what about sunshine laws?

Aaron Simpson cited the open public meetings act.

Colin Campbell stated we have a responsibility to help promote the vision of the city. At some point we need to set that vision and then promote it.

## **Discussion – Zoning Update Proposals**

Michael Davolio stated there are many zoning ordinance issues. One of them is definitions for breweries and wineries. He has a whole pile of applications for tree clearing but no city forester to review them. He then summarizes his proposed amendments.

Daniel Thomas, Langley stated he has heartburn with the proposed definition of breweries because it requires food service, effectively making it a restaurant.

Michael Davolio responded that the law requires that.

Colin Campbell disagrees.

Daniel Thomas cites state statutes.

Michael Davolio says he will review the matter.

The board directs Davolio to separate food service from breweries and wineries, and asks for a public hearing on the issue.

Gail brought up the proposed changes to the tree ordinance, allowing a privately hired arborist to review tree cutting requests. She proposes that the city maintain a roster of approved arborists.

Colin Campbell responds that every system is open to abuse, but this one more so.

Dominique proposes that the city contract with an arborist who makes a report but does not actually cut the tree.

Sue Walsh wants to authorize a public hearing on the issue.

Dominique had questions about wellness retreats. She finds this a big deal.

Michael Davolio responds that a couple of doctors wanted to create such a place. There is currently no provision in code but it seemed like a good idea. They are looking for a large property with space for trails, meditation sites, etc.

Gail finds this premature and says there is a need for clarity in the definition of this option.

Aaron Simpson asks if this would be subject to site plan review.

Michael Davolio responds that it would depend on location. If the venue were downtown it would undergo type 1 review. If in the residential areas, type 2.

## **Discussion of Revised UGA**

Dominique had questions about the proposed UGA amendments. She asks if the shaded area is land to be added to the UGA or removed from it.

## **Update on County Wide Planning Policies**

Michael Davolio said that a state grant for comp plan review is about to expire and they need public comment to retain the grant. This would be very introductory but they do need a hearing.

Sue Walsh asks if they would lose the grant otherwise.

Gail pointed out that this would crowd the agenda of the next meeting.

Roger Gage proposed adding a special meeting.

Colin Campbell asks what the priorities are.

Michael Davolio responds that dealing with the marina issues and the comp plan grant, and asks if they can schedule a meeting on the comp plan in the next 2 weeks.

Dominique says they had started on the comp plan review but didn't get very far. She asks if that is part of this review.

Sue Walsh says it is integrated with the CWPP, the UGA, and the JPA.

Michael Davolio said that Island County has set 6-1-15 as the deadline for comments on the CWPP. Mayor Fred reminds them that individual comments must be submitted through the city council, which will be meeting on 5-18-15.

Sue Walsh declares there will be no special meeting. The next meeting will be 6-3-15.

Colin Campbell suggests keeping the agenda short.

Aaron Simpson proposes that they plan for 2 June meetings.

Meeting ajourned