

City of Langley  
Planning Advisory Board

Minutes of 4-6-15meeting

Present: Roger Gage, acting chair, Gail Fleming, Rhonda Salerno, Sieb Juurrians  
(arrived 3:25 pm)

Staff: Brigid Reynolds

Guests: City Council member Dominique Emerson, Vance & Tiny Tillman, Carl Fosseck, Marianne Edain recording

1. The meeting was called to order at 3:10.
2. The minutes of the 3-30-16 meeting, recorded by Brigid, were read and approved.
3. Brigid Reynolds, Community Planner, was formally introduced to the PAB, who welcomed her.
4. Brigid introduced the latest round of discussions concerning land use designations within the Joint Planning Area, and the results of meetings on 3-17-16, 3-28-16, and 3-30-16, as shown on various maps. She asked the PAB to generate a recommendation for forwarding to Council, who will then forward its recommendation to Island County Planning. The Island County Commissioners will make the final decision. Island County requests a recommendation from the City by 4-20-16 or sooner. They would like to make their decision at their meeting of 5-2-16. Island County planner Beckye Frey that if the City's recommendation differs from what was discussed on 3-30-16 there will have to be a rationale for the differing recommendation. Brigid agreed to write up the rationale, and further agreed to post them to PAB members before sending them onward.

It was clear that there were many questions, and that it might not be possible to arrive at a conclusion at this meeting. It was stated that any decision must protect Critical Areas and bluffs.

At this point all parties clustered around a set of maps laid out on the table and discussed options. It was determined that the narrow strip of land next to Piney Knoll Lane belonged to Nancy Nordhoff and Lynn Hays. People were skeptical that Lynn and Nancy would be interested in developing the property where they live. Brigid pointed out that it was a logical addition, surrounded as it was by City, and that the specific ownership should not be the determining factor in such decisions.

This led to a discussion of who ultimately makes the decision as to land use designation and what say the landowners have. Brigid repeated that the final decision would be made by Island County.

It was pointed out that Langley is already over-platted, so there is really no need for PGA designated land.

Gail Fleming agreed to speak with Nancy and Lynn, and pointed out that the 4 parcels adjoining their property on the west, to be included in the shrunken UGA, are, by the statements of one of the landowners there, undevelopable because they are dominated by wetlands. Topography and Critical Areas need to be considered in making these designations.

Sieb felt that the JPA should be left alone, and that the current planning exercise was premature.

Roger Gage wanted to leave the map as it was as of 3-30-16.

Vance Tillman repeated that he wanted his property to remain in the UGA, that the sewer line runs along Al Anderson Road, and presented 4 options for how to accomplish this. He wants both to continue farming and to retain options for annexing into the city.

Marianne asked what protection lands were afforded by the designation of Long Term Rural Significance (LRS).

Rhonda moved and Gail seconded a recommendation to recommend designation of the Fosseck property adjoining Piney Knoll Lane as PGA and the Saratoga and Sandy Point areas as LRS.

After much discussion, the PAB reached consensus that 2 general areas should be designated LRS. Brigid marked the 2 areas on the map. One of them is at the NW corner of Langley, from Brooks Hill Road to the shoreline, and from the city limits to the JPA boundary. The second is at the east end of the city, in the Sandy Point/Wilkinson Road area. Unclear was how the area south of The Cedars was to be designated.

After further discussion, Rhonda moved to amend her initial motion to designate the Nordhoff/Hays property next to Piney Knoll as PGA. Sieb seconded the motion. The amended motion passed unanimously.

Roger asked Brigid to write up a memo to Council based on the above motion, and to post that memo to the PAB for review before forwarding.

5. New Member Appointment. Brigid reported a discussion in Council of a perceived need for broader geographic representation on the PAB. Ron Kasprisin has resigned. Sieb has been made a permanent member of the PAB. Applications are being solicited from community members. PAB members are asked to write to other residents inviting them to apply.

Roger pointed out that in the past it was allowed to have one member from outside the City but within the UGA. Since the UGA is being shrunk significantly, the question becomes whether residents of the JPA may be allowed.

Brigid suggested a deadline of 4-30-16 for new applications.

Gail pointed out that the PAB went for some time with only 4 members, and that she preferred to be short one member rather than have an inappropriate member.

Rhonda asks that the rules and procedures for the PAB be laid out for the benefit of all parties.

Brigid says that the mayor, the planner, and the chair of the PAB interview candidates and make a recommendation to Council, which makes the final decision.

6. PAB workshop. Brigid thought this might happen in May. It is necessary as there will be 3 new PAB members.

Rhonda asks that all parties receive copies of relevant rules and regulations.

Brigid said that she and chair Christy would set the agenda for the workshop.

7. Public comment: Carl Fossek wanted it known that he disagreed with the decision to shrink the UGA.

Roger pointed out that the comp plan was amended long ago and the mandated zoning amendments were never implemented.

Brigid agreed that zoning needs to be reviewed and updated, but said it should happen after the revised and updated comp plan is adopted.

Next regular meeting will be 5-4-16

The meeting was adjourned at 4:36 pm.