

MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD SPECIAL MEETING  
March 30, 2016

The meeting was called to order at 5:30 PM.

**ATTENDANCE**

PAB: Christy Korrow, Chair, Gail Fleming, Roger Gage, Sieb Jurrianns, Rhonda Salerno.

Staff: Brigid Reynolds, Planner

Council: Tim Callison, Mayor, Bruce Allen, Rene Neff

Guest: Beckye Frey, Island County Senior Planner

**APPROVAL OF THE AGENDA**

Chair, Christy Korrow opened the meeting and introduced Beckye Frey, Senior Long Range Planner with Island County.

Mayor Tim Callison outlined the purpose of the meeting which is to review and discuss potential overlay designations for properties within the future Joint Planning Area (JPA) as part of the review process for both Island County and City of Langley Comprehensive Plan Review Process.

Beckye Frey gave an overview of the County Wide Planning Policies (CWPP) that sets out the framework to coordinate land use planning between the City and County in the Urban Growth Areas (UGA) and Joint Planning Area (JPA).

She outlined the options for the Joint Planning Area overlay designations available for properties located within the JPA, the timing of the process, and the options affected property owners have to request a rezone of their property. She also provided a summary of the special meeting held on March 28, 2016 at South Whidbey High School where property owners and other community members discussed options for overlay designations for lands in the JPA.

Planner Frey, encouraged property owners and community members to review the overlay options and submit their recommendations to the City and County. Background information can be found on the website [www.IslandCounty2036.org](http://www.IslandCounty2036.org). The overlay land designations will be considered by Island County Commissioners over the next 3 to 4 months.

The possible overlay designations are as follows:

- Potential Growth Areas (PGA)
- Undesignated JPA
- Long-Term Rural Significance (LRS)

These overlay designations only apply to lands within the JPA. The CWPP establishes criteria options for the designations of each of these overlays.

Planner Frey also stated that properties affected by the reduction of the City's UGA are invited to submit an application to rezone their property from Rural to Rural Agriculture (RA), Commercial Agriculture (CA), or Rural Forest (RF) prior to January 1, 2020 without paying any application fees. There is certain criteria that must be met as part of this application. In addition, an overlay of Long term Rural Significance (LRS) would also apply to these properties. And in 2020, the County and City would review

the JPA overlays. This part of the process is being referred to as 2020 Options and more information can be found at [www.IslandCounty2036.org](http://www.IslandCounty2036.org)

She referred property owners and residents to the discussion boards on the website where people are welcome to give their input into these processes. She also encouraged people to sign up to receive ongoing updates of the process.

The City of Langley will post maps of the JPA on the bulletin board in the foyer where community members are welcome to make their suggestions for the JPA overlay designations. The PAB will review these suggestions at its next regular meeting on April 6<sup>th</sup> at 3 pm in City Hall and make a recommendation to City Council. It is up to individual property owners to determine if they would like to apply to rezone their property.

Meeting attendees asked questions about the process and overlays. These can be heard on the audio recording of the meeting located [here](#).

The meeting was adjourned at 8:10 p.m.