

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
April 3, 2013**

The meeting was call to order at 3:01PM

ATTENDANCE:

Members present: Thomas Gill, Dominique Emerson, Aaron Simpson (alternate), Dominique Emerson

Members absent: Roger Gage, Gail Fleming

Staff present: Jeff Arango, Cheryl Knighton

APPROVAL OF MINUTES

Motion by Dominique Emerson to approve the minutes of March 6, 2013 as presented.

Seconded by Thomas Gill. Motion passed 3-0.

Public Hearing – Comprehensive Plan Updates

The public hearing opened at 3:05PM.

Jeff provided a summary of the Comprehensive Plan Updates that are up for consideration.

Shoreline Master Program Update

Public Comments

A. Rezoning on Sunrise Lane

Connie Marcucci started that the property has been in her family for 100 years and wants the zoning not to change. She is worried about what the tax impact would be if rezoned and asked when the plan is to be implemented. Jeff explained that this is just the first stage of the process. It is only up for consideration at this point. He thought that the land value would go up, but didn't have specific information on the direct property tax implications. Aaron said that there are some avenues that the city could do to investigate the potential increase in taxes by contacting the Island County Assessor.

Nancy Opfer is also concerned about the property tax increase and wants to know what the impact would be.

Aaron expressed it's the people who have the voice in these decisions. Thomas agreed, both would vote against it if that were what the people wanted.

Jay Johnson is upset to know the city wants to change the zoning. Wants the process to stop now, and leave the zoning as is.

Jeanne Martin also stated their property on Sunrise Lane has been in the family for four generations and has no desire to make it commercial nor would she want the neighbors to go commercial.

Grace Ojala asked about the plan for public access to their properties. Jeff explained the need for the public access along Sunrise to connect Seawall Park to the Marina. The purpose of the meeting is to inform the public and to get input.

Jay Johnson said if there is public access along their properties the potential for vandalism will increase.

Thomas said there is a need for emergency access, and reminded everyone about the recent slide.

John Ocedus is concerned how the city would expect a developer to provide parking in the area as there is no space for parking.

Thomas let the public know that it is not this board that makes the decisions on permits.

Ron Kasprisin asked if there had been a study on the viability of having a commercial zone on Sunrise Lane. He feels there should be more investigation.

Jim Sundberg asked how many properties were involved on Sunrise Lane. The answer is five.

B. Land use Designations on First, Second and Third Streets

Craig Carty asked if we were expanding the commercial properties on 3rd street. Jeff answered no.

Todd Soli asked at what point would they be forced to go commercial. Like if a house were burned down could they rebuild residential. Jeff explained they never would be forced to go commercial and that the zoning could be written as such. Aaron reiterated that this is not cut in stone, the city is not going to force the property owners to do anything.

Connie Marcucci offered a key to the gate to the city for emergency purposes.

C. Light Industrial Zoning

Jeff explained that this is not the actual implementation at this stage. Still many concerns regarding what the benefits would be. Aaron would like to look at the various scales of light industrial.

D. P-1 Public Zone Amendments

Jeff explained the proposal to designate the public zone properties otherwise in the central business district for commercial use that would include public uses. Jim Sundberg was in favor of it saying it added more flexibility for our public buildings.

H. Future Land Use Map District Boundaries

Kay asked about her property being zoned residential but thought if it were zoned commercial she might have a better chance of selling. Aaron explained the process of rezoning and if she wanted she could do so.

Ms. Rodriguez requested a copy of the Ordinance for the restrictions on expanding existing commercial buildings such as Mo's.

The consensus from the public, is to make the maps the same using residential use.

E. Support for an all seasons RV Park at the Fairgrounds

Craig Carty felt it is a good idea and that it would be another resource for revenue for this city. Kay Lagerquist was also in favor. John Lawson asked if there would be restrictions on fires. Thomas said they would have to follow the city burn band policy. There would be 15 sites at the South end of the fairground. Fran Abel asked about noise. As with the burn ban, they would have to follow the city noise ordinance.

F. Capital Improvement Program

Jeff has updated the Third Street connection diagram to simplify it. Aaron asked if there is a possibility of a one way street. Jeff said yes, but basically not probable because it would not be good for businesses. Also Aaron wanted to know if there could be references added to explain what the Capital Improvement Plan is. One projects include surveillance for the town, cameras etc. It would be nice to know where they would be installed, and when. Jeff will make note.

G. Circulation Plan

Jim Sundberg likes the idea of opening up some of the paths for a trial basis.

H. Eliminate references to Subarea Planning, Transfer of Development Rights and Land Use Budgeting

Jeff informed the public this was struck down by the council at a workshop in 2011.

Public Meeting closed at 4:51PM

Executive Summary

Dominique feels there is more information needed for Sunrise Lane regarding tax implications, parking requirements etc. There needs to be a balance regarding the needs of the city verses the property owners.

Meeting Adjourned at 5:14pm