



City of Langley

Planning Advisory Board

AGENDA

January 14, 2013 – 3:30-5pm

LANGLEY CITY HALL - 112 2nd Street, Langley WA

- 1) Call to Order and Roll Call
- 2) Approval of Minutes – December 10, 2012
- 3) 2013 Work Plan Discussion
- 4) Comprehensive Plan Update Review and Discussion
- 5) PAB Meeting Day and Time
- 6) Project Updates
- 7) Other board member items not on the Agenda
- 8) Audience Input
- 9) Adjourn

Next Regular Meeting: February 11, 2013 (tentative)

MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
December 10, 2012

The meeting was called to order at 3:03 pm.

ATTENDANCE:

Members present: Jim Anderson, Roger Gage, Gail Fleming, Dominique Emerson, Kathleen Waters (alternate)

Members absent: Thomas Gill

Staff present: Jeff Arango

APPROVAL OF MINUTES

Motion by Dominique Emerson to approve the minutes with changes as noted. Seconded by Kathleen Waters. Motion passes 4-0.

PUBLIC HEARING – COMMERCIAL DEVELOPMENT ADJACENT TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

Public Hearing – entered at 3:04 PM.

Maureen Cooke, owner of Mo's Pub and Eater at 317 Second Street stated she supports adoption of the ordinance as written.

Bob Trenchard, owner of Mo's Pub and Eatery at 317 Second Street also stated he supports adoption of the ordinance as written.

There was not further public comment.

The public hearing was closed at 3:10pm.

Motion by Dominique Emerson to recommend adoption to the City Council. Seconded by Kathleen Waters. Motion passes 5-0.

COMPREHENSIVE PLAN AMENDMENTS

Jeff Arango stated that the comprehensive plan must be amended in the near future as a result of the Shoreline Master Program Update. Since comprehensive plan amendments are limited to once per calendar year the city should take the opportunity to make other needed amendments to address current planning priorities. Jeff stated that the city will embark on a major update to the comprehensive plan prior to adoption in 2016 that will address the size of the city's urban growth boundary and other more

substantive issues with the comprehensive plan. The proposed amendments for next year will be limited in scope. Jeff reviewed the list of proposed amendments as outlined in the staff memo.

Roger gage stated he has concerns regarding traffic flow into the RV park from the corner of Fairgrounds Road and Langley Road.

The PAB stated that while they believe the fairgrounds may be the best location, the comp plan should include support for an all seasons RV park and multiple parks at any appropriate locations within the city limits.

The PAB questioned whether it is possible to amend the ingress/egress to the fair so it's not through the proposed RV park location.

Jim Anderson stated that the vision/intro section of the comp plan should be rewritten.

The PAB expressed a desire to have a work plan for 2013. Jeff Arango stated he would provide a draft work plan for the PAB at the January meeting.

CAPITAL PLAN ILLUSTRATIONS

Jeff Arango reviewed a set of maps and illustrations for the 2013 capital plan.

AUDIENCE INPUT

No audience input.

ADJOURN

Meeting adjourned at 4:40 PM



Staff Report

To: Planning Advisory Board (PAB)
From: Jeff Arango, AICP – Director of Community Planning
Date: January 14, 2013

PAB 2013 Work Plan

As requested at the December 2012 PAB meeting staff has prepared a draft work plan for the board's consideration and discussion. The first half of 2013 will be consumed with adoption of the Shoreline Master Program update, comprehensive plan amendments and amendments to the city's zoning code. The second half of 2013 is open for the PAB to discuss and choose priorities. Staff has listed a number of options for priorities during the second half of 2013 to frame the board's discussion. Once a work plan is established by the PAB staff will present the plan to the city council for input. The council also intends to have a joint meeting with the PAB during the first half of 2013.

Comprehensive Plan Amendments

The PAB reviewed a list of recommended comprehensive plan updates at the December 2012 meeting. If there are to be any additions or amendments to the list of amendments they should be finalized at this meeting. Staff does not have any additional recommendations for comp plan amendments.

Included in the PAB's packet for this meeting are drafts of the following amendments:

1. **Comp Plan Executive Summary** – The PAB expressed a desire to amend this section of the Comp Plan at the December 2012 meeting. Staff has provided a rough draft of an amended executive summary section.
2. **Revised Future Land Use Map** – A draft future land use map is provided with the following amendments:
 - a. Change Public Zone Properties in the Central Business District to Commercial

- b. Change properties at the end of Sunrise Lane from Residential to Commercial
- c. Change split zone property on Minnie Lane to Residential

3. Eliminated references to Subarea Planning, Transfer of Development Rights and Land Use Budgeting.

4. Added support for all seasons RV Park in the Economic Development Element:

- a. *Goal 5: Expand opportunities for short-term lodging to serve tourists and strengthen the downtown economy including an all seasons RV Park within the city limits.*

5. Added support for a light industrial district:

- a. 4.5 Study the economic and community benefits of implementing a light industrial zoning district.



Planning Advisory Board 2013 Work Plan

- A. Shoreline Master Program Adoption**
 - a. Public Hearing – February or March
- B. Comprehensive Plan Amendments**
 - a. Finalize List of Amendments – January Meeting
 - b. Develop Draft Amendments – February and March
 - c. Public Hearing – April/May
- C. Langley Municipal Code Amendments – Title 18**
 - a. Develop List of Amendments – April
 - b. Develop Draft Amendments – May and June
 - c. Public Hearing – July
- D. SECOND HALF OF 2013 TBD – SEE BELOW FOR OPTIONS**

Other Potential Items:

- **Zoning and Subdivision Review** – This item would allow the PAB to define the issues with the current zoning map and subdivision ordinance as a prelude to a potential rewrite of the city’s subdivision ordinance and amendments to the city’s zoning map. A review of the issues with the previous subdivision ordinance draft would also be included.
- **Tree Ordinance** – The PAB suspended work on the tree ordinance due to other more immediate priorities and after staff raised several issues with the current proposal. The PAB may look to relook at the tree ordinance, but should consider other priorities.
- **Downtown Design Guidelines** – Staff began working on a new set of downtown design guidelines in 2011, but had to suspend the effort because of other priorities. The work is scheduled to resume in 2012 and the PAB may desire to have a more prominent role in the development of the guidelines.
- **Street Café Pilot Program** – The city passed a street café ordinance in 2011 that allows eating and drinking establishments to convert up to two parking spaces to café seating. As of the date of this memo the city has not issued a single street café permit. In order to jump-start the program the PAB may consider establishing a pilot program to work with a business to establish a street café. The pilot program may include donations of

labor or materials or other measures to facilitate the development of the first street café.

- **Public Art – Arts Commission or 1% for the Arts Policy** – Given Langley’s strong arts scene the city may desire to develop a formal policy for the integration of public art into large scale public works projects. Many communities have established a “1% for the arts” program that requires 1% of the construction cost for public works projects to be designated for public art installations. These programs are often administered by a local arts commission, which the city may consider establishing.
- **Third Street Extension and Cascade Avenue Promenade Design** – These two important capital projects are interrelated due to proximity and connectivity. The PAB may consider taking a leadership role in the design and planning for these projects by allocating time in 2012 to further develop conceptual designs and conduct public outreach and involvement with interested parties.



Memo

To: Planning Advisory Board (PAB)
From: Jeff Arango, AICP – Director of Community Planning
Date: December 5, 2012

Re: Comprehensive Plan Amendments

The city is due to make amendments to the comprehensive plan. The major catalyst for the amendments is the pending adoption of Langley's Shoreline Master Program update, but the city should use this opportunity to make other adjustments to the plan to reflect current priorities and updated policy directions on key issues. The following is a summary of proposed amendments:

- A. **Shoreline Master Program Update.** The shoreline master program is both a plan and a regulatory document. The planning and policy portions of the program are required to be adopted into the comprehensive plan.
 - a. **Rezoning on Sunrise Lane.** One of the recommended outcomes from the shoreline master program update process is to rezone four properties along Sunrise Lane from residential to the Central Business District. The rezoning will facilitate the redevelopment of these properties with expanded and improve public access to the shoreline.
- B. **Light Industrial Zoning.** The city has plans to explore options for implementing a light industrial zoning district within the city limits. The first step in considering a new light industrial zoning district is to explore options as part of the comprehensive plan update and lay the foundation for future implementation of a light industrial zoning district should that be the community supported direction.
- C. **P-1 Public Zone Amendments.** Amend the future land use map to remove the P-1 designation for all properties otherwise within the central business district.

- D. **Support for an all seasons RV Park at the Fairgrounds.** The city is currently working on a design plan for an all seasons RV park at the fairgrounds. Support for this effort should be adopted into the comprehensive plan.
- E. **Capital Improvement Program –** The six-year capital improvement program was recently updated and will be incorporated by reference into the comprehensive plan. Additional graphics and illustrations of the six- year capital improvement program projects will also be included. Other policy amendments to the capital facilities element will be considered.
- F. **Circulation Plan.** A number of proposed projects to improve circulation in the city are currently being considered and need to be reflected in the comprehensive plan. Those projects include a pedestrian connection from the marina to Seawall Park, the extension of Third St. to Cascade Avenue, the funicular connection from Cascade Ave. to the marina and the potential connection of Second and Third Streets through the US Post office parking lot.
- G. **Eliminate references to Subarea Planning, Transfer of Development Rights and Land Use Budgeting.** During a series of meetings in June and July of 2011 the city council consensus was to remove references to subarea planning, transfer of development rights and land use budgeting because they are not appropriate tools for Langley. The city should consider alternative approaches to land use planning, protecting open space and growth management that are appropriate for the community.
- H. **Future Land Use Map District Boundaries.** Address discrepancies between the official zoning map and the future land use relative to the boundary of the central business district and reassess split zone properties.

Recommendation

Following discussion, staff recommends the PAB finalize the list of comprehensive plan amendments to be implemented in the first part of 2013.