



Memo

To: Planning Advisory Board (PAB)
From: Jeff Arango, AICP – Director of Community Planning
Date: March 29, 2013

Re: **Public Hearing - Comprehensive Plan Amendments**

Below is a list and summary of comprehensive plan amendments that are the subject of the April 3, 2013 public hearing.

- A. **Shoreline Master Program Update.** The shoreline master program is both a plan and a regulatory document. The SMP is proposed to be adopted by reference as the comprehensive plan shoreline element.
 - 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. Property owners that would be directly affected by the change in the future land use designation were mailed a public hearing notice.
- B. **Light Industrial Zoning.** The city has plans to explore options for implementing a light industrial zoning district within the city limits. Language has been added to the comprehensive plan to support further study of the economic and community benefits of implementing a light industrial zoning district.
- C. **P-1 Public Zone Amendments.** The future land use map has been amended 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 has been incorporated into the 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 have been amended.

- 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. A circulation plan diagram has been incorporated into the Transportation Element along with summaries of each project.
- 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 as part of the 2016 period update to the comprehensive plan.
- H. **Future Land Use Map District Boundaries.** The property on the west side of Minnie Lane current has a split zoning designation (commercial and residential). The future land use designation has been amended to designate the property to residential only consistent with the current use and is supported by the property owner. Up for consideration is the amendment of the future land use map designation for the properties along First, Second and Third Street that currently have a commercial designation, but are zoned for residential use. The PAB should consider public input from the property owners and neighbors before making a determination regarding this issue. Each directly affected property owner was sent a public hearing notice.
- I. **Executive Summary.** The executive summary has been amended to better reflect current planning priorities and to simplify the language.

Recommendation

Following the consideration of public input at the public hearing staff recommends the PAB recommend the city council adopt the proposed amendments.