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# CITY OF LANGLEY

COMPREHENSIVE PLAN



# COMPREHENSIVE PLAN REVIEW

- Started in later 2014
- 16 Planning Advisory Board
- 4 Public hearings
- 15 Council workshops
- 3 IWC meetings
- 7 regular Council meetings
- Draft documents posted on the website
- PAB and POS review
- Joint PAB/Council review



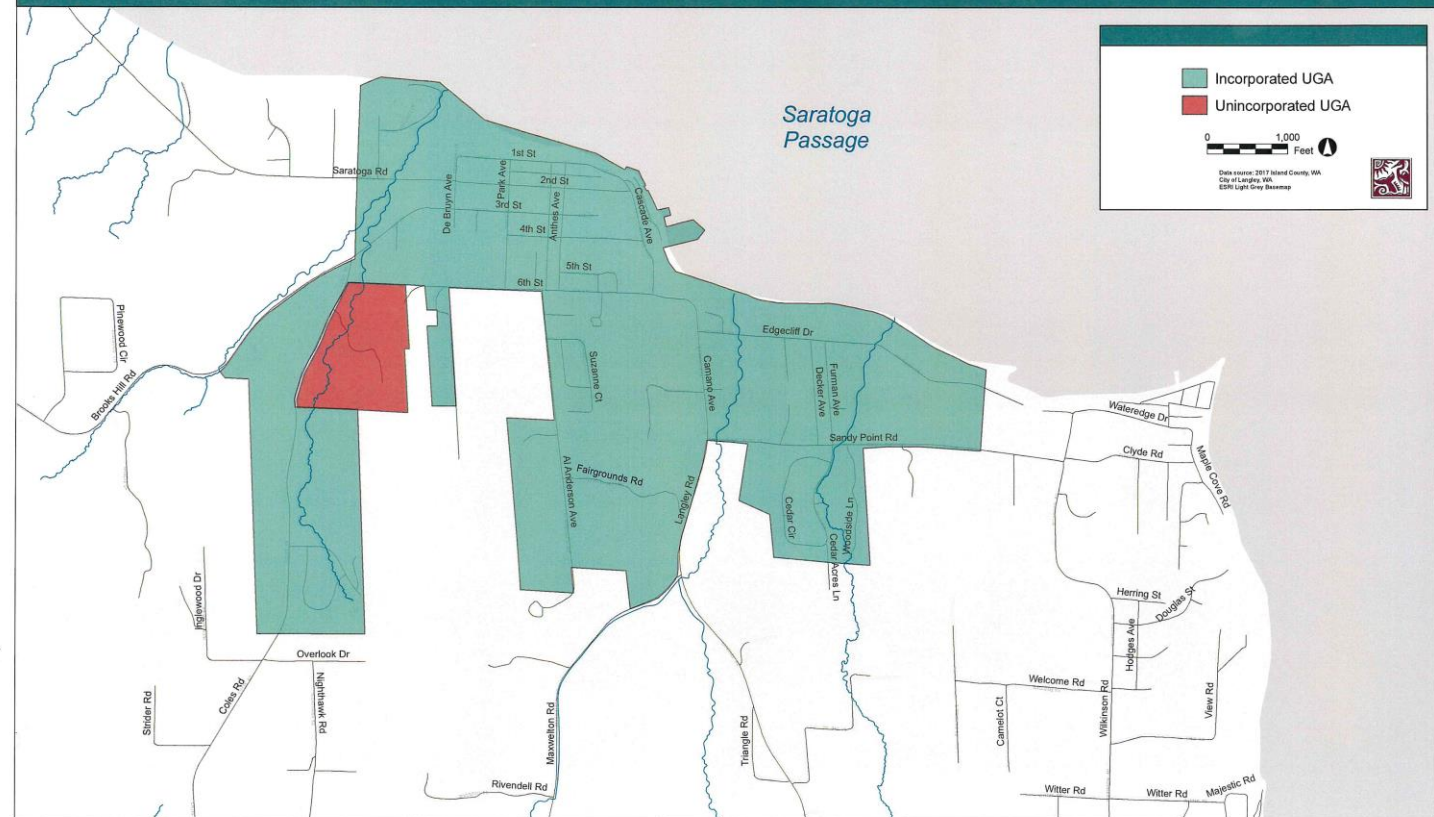
# DOCUMENTS



- Comp Plan explained ★
- Draft Goals/Policies ★
- Matrix for each element ★
- Comment summary ★
- List of events
- Maps
- Draft background discussion for each element
- Definitions

Figure LU-4  
Langley Urban Growth Area (UGA)

City of Langley Comprehensive Plan 2017



This map is intended to be used as a GUIDE. The City of Langley is providing this information as a general geographic representation that should not be used for precise measurements, or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold The City of Langley harmless for liability, damages or loss incurred by use of this information. Specific questions should be directed to The City of Langley's Department of Planning and Community Development.

# KEY AMENDMENTS

- County Wide Planning Policies
  - LU-7.1– No ADUs on septic; annexation process
  - LU-7.4 and UCF-1.3– No development without sewer including **building permits**
- New commercial encouraged to not reduce residential uses/mixed use encouraged – LU-4.3 and LU-4.13
- Housing
  - Multi-family – H-2.1
  - ADU amnesty – H-4.5
  - Tourist accommodation – H-4.9 and ED-4.1
- Cottage Industry – LU-5.5
- Trails – T-3

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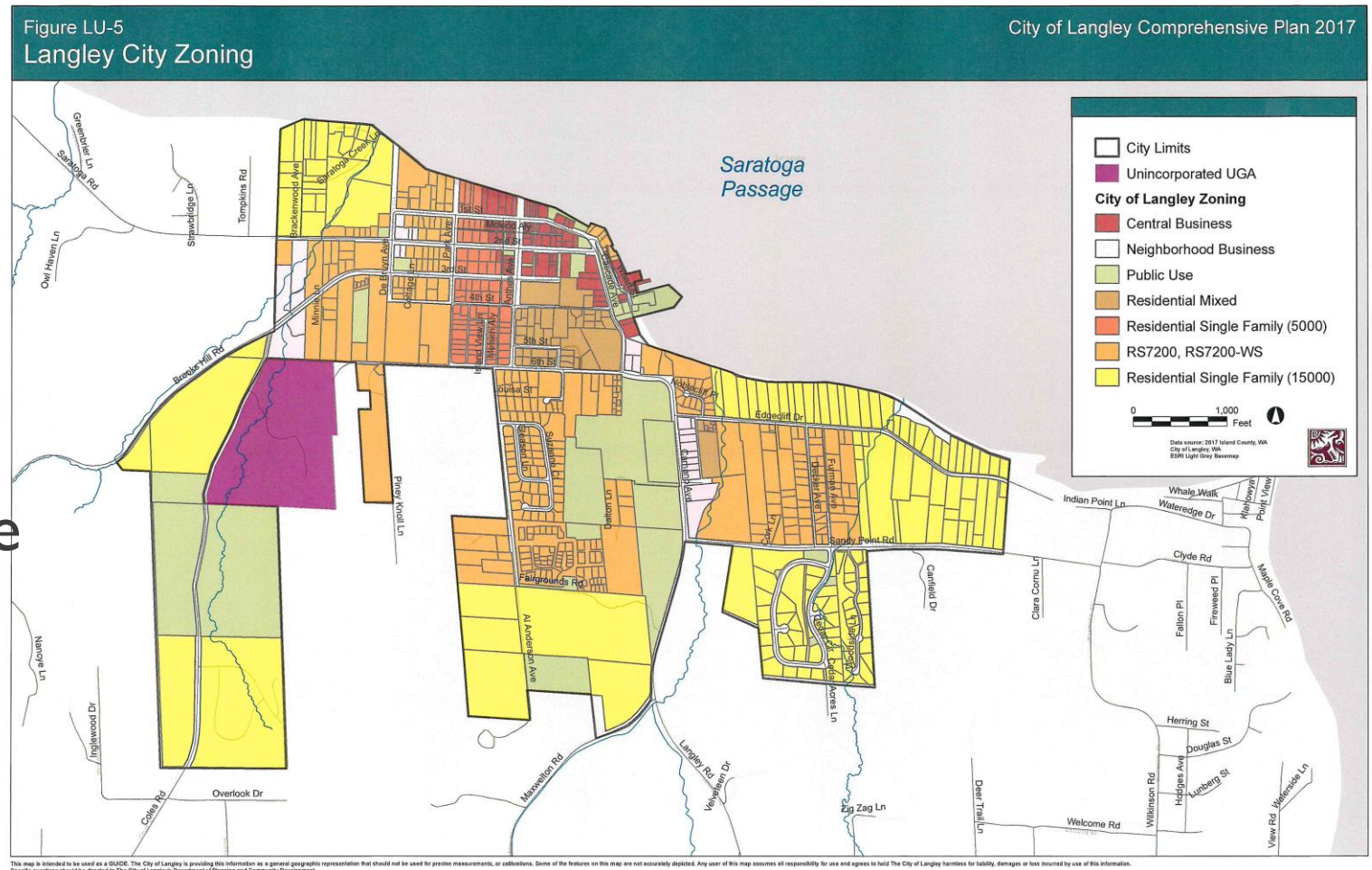
- Arts District – ED-2.1
- Critical Areas
  - Added layers
  - Wetland potential
  - 2016 update
- Rezone
  - corner DeBruyn and 3<sup>rd</sup> from RS7200 to Neighborhood Business
  - specific properties to Public Use
- Urban density – PAB work
- Implementation - S-7

# MAPS

- UGA/JPA
- Land use designations
- Overlays – Fairgrounds, Wharf Street, Arts District
- Critical areas – steep slopes, creeks, wetlands, nest trees, eel grass beds
- Historic properties
- Parks and Open Spaces
- Transportation – roads, public transport,
- Trails and sidewalks
- Utilities – sewer, water, stormwater

# NEXT STEPS

- Complete each element background narrative
- Final joint PAB/Council
- Public meeting
- Department of Commerce
- SEPA determination
- Approval



# QUESTIONS AND ANSWERS

