

City of Langley Comprehensive Plan Goals and Policies

Essential Public Facilities

The State Growth Management Act requires local government comprehensive plans to include policies to guide the siting of essential public facilities. These are facilities of county wide or state-wide significance and are public or quasi-public facilities that may be difficult to site. Examples of such facilities include airports, state educational facilities, state and local correctional facilities, solid waste handling facilities, mental health facilities, and group homes. The State Office of Financial Management is required to maintain a list of essential state public facilities that are required or likely to be built within the next six years. No local comprehensive plan or development regulation may preclude the siting of essential public facilities.

Goal LU – 1: Essential Public Facilities

The siting of essential public facilities shall be in accord with State and County regulations and policies.

LU-1.1	Proposals to site essential public facilities in the Langley Urban Growth Area shall be made in accordance with the following:
a)	The proponent shall provide a clear rationale for the proposed essential public facility and its proposed location in Langley’s UGA that is based upon documented need.
b)	The proponent shall provide a reasonable opportunity for the public and the City to participate in the site selection process.
c)	The County and City shall jointly and cooperatively establish a process for developing criteria to determine whether a use is an essential public facility and siting requirements for these facilities within Langley’s UGA. These requirements shall consider, at a minimum, protection of the natural environment, public health, safety, and equitable access to ensure people of all ages and abilities are able to use these facilities.
d)	Essential public facilities proposed to be sited outside of the UGA must be self-contained and should not require the extension of municipal sewer and water utilities or other urban services.

LU – 1.2	Essential public facilities may be located in all zones however negative impacts to adjacent land uses shall be minimized to the greatest extent through mitigation.
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Goal LU–2 Joint Planning Area and Urban Growth Area

Work with Island County to ensure that the distribution and general location of new land uses within the Urban Growth Area and Joint Planning Area is coordinated and well planned.

LU – 2.1	The annexation of land into the City shall be guided by the following:
a)	Only lands designated as UGA shall be considered for annexation

Commented [CP1]: Reorganized goals/policies to flow as follows – JPA, UGA and city. Council review

Commented [CP2]: Previously no goal.

Commented [CP3]: Minor revision.

Commented [CP4]: Unchanged

Commented [CP5]: Old LU-2 Added reference to work with Island County. Council review. CWPP 3.7.2

Commented [CP6]: Feet First review.

Commented [CP7]: Revised to add detail and siting requirements. Added ‘should’ not require extension of services.

Commented [CP8]: Old LU 6-7 Revised for clarity. Council review

Commented [CP9]: Combined old LU-2.1 and 2.2 and revised for clarity.

b)	A development agreement and connections to City sewer and water shall be a condition of annexation;
c)	Lands that are not contiguous to the City shall not be annexed.
d)	Proposed development shall incorporate urban densities.

Commented [CP10]: New. Council review

LU-2.2	The City will adopt guidelines to guide annexation requests for different scenarios including greenfield lands, development that does not meet urban standards, and Rural Areas of Intense Development (RAID) and require an Annexation and Development Agreement.
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Commented [CP11]: Old LU-2.2 Revised referencing new overlays, adopt guidelines. Removed reference to services as dealt with elsewhere. Previously was a negative statement. Council review.

LU-2.3	In accordance with CWPPs, lands outside of the City boundary but within the UGA shall be assigned the Urban Holdings (UH) designation.
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Commented [CP12]: New. To reflect CWPP. Confirm with IC as the UH designation may be gone.

LU-2.4	In accordance with CWPPs, review the inter-local agreement with Island County on a regular basis to establish land-use and development regulations for lands in the UGA and JPA.
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Commented [CP13]: Old LU-2.3. Grammar revision and new CWPP language

LU-2.5	Lands designated as UGA and PGA shall be zoned and regulated by the County in consultation with the City such that interim development does not impede future urban development patterns and good planning practice.
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Commented [CP14]: Old LU-2.4. Revised for clarity and added consistent CWPP references. Council review.

LU-2.6	Continue to improve the inter-jurisdictional review of land use activities within the JPA. Explore options with Island County to expand the City's review authority inside the JPA.
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Commented [CP15]: Old LU-2.5. No change.

LU-2.7	Preserve to a significant extent tree cover and open space in the JPA for watershed management, habitat preservation, wildlife corridors and Langley's visual character. Preserve significant forests, agriculture, and open space areas in the JPA with the goal of establishing an integrated open space system within and Langley, including such elements as a greenbelt, tree horizons, forested buffers, wildlife corridors, parks, overlooks and trails.
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Commented [CP16]: Old LU-2.6. No change.

LU-2.8	Designate open space corridors with the City's planning area to protect critical areas, protect wildlife habitat, and provide accessible footpaths for pedestrian connectivity in these corridors. Protect visually significant tree lines through open space corridors and other means including entranceways into the City.
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Commented [CP17]: Old LU-2.7. Added Feet First recommendation

LU-2.9	Collaborate with stakeholders to prioritize critical areas and other sensitive lands for conservation and long term protection.
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Commented [CP18]: Old LU-2.8. removed reference to specific stakeholder groups. Council review.

LU-2.10 Any changes to the Urban Growth Area boundary shall be governed by CWPP's.

Commented [CP19]: New. CWPP's 3.3.

LU-2.11 Capital facilities planning within the UGA shall be undertaken jointly with Island County.

Commented [CP20]: New. Consistent with CWPP. Council review.

LU-2.12 Establish and revise as appropriate a rational population projection over the 20-year planning horizon that is based on population estimates and projections supplied by the Office of Financial Management, is consistent with County Wide Planning Policies and the historical growth trends for Langley.

Commented [CP21]: Old LU-1.1 Minor edits.

LU-2.14 Coordinate with Island County on natural resource planning to ensure consistency of purpose both inside and outside the city.

Commented [CP22]: Old LU-7.11

LU-2.15 Cooperate with Island County to develop programs to protect natural resource lands that include for example regulations to prevent encroachment of incompatible development adjacent to designated resource lands.

Commented [CP23]: Old LU-7.12

LU-2.16 Work with the County on open space preservation efforts adjacent to the City.

Commented [CP24]: Old LU-8.6. Revised to work with IC and made more general.

LU-2.17 Support the policies in the County Comprehensive Plan to identify and protect scenic gateway corridors and prevent commercial development from locating along corridors leading into the city, including Langley Road, Wilkinson Road/Sandy Point Road, Maxwellton Road, Coles Road, Brooks Hill Road, and Saratoga Road.

Commented [CP25]: Old LU-9.6. Slight revision.

Goal LU-3: General Planning

Development within the City shall preserve and enhance the qualities that make Langley a desirable place to live, operate a business and visit.

Commented [CP26]: Old LU-1. Removed the list of qualities. They will be included in Executive Summary

LU- 3.1 Work with Island County and regional economic development stakeholders to enhance Langley as the commercial, mixed residential, and cultural center for South Whidbey.

Commented [CP27]: Old LU-3.1. Revised to reflect city must work with others in order to be the center for SW. Council review.

LU- 3.2 The City encourages the use of innovative planning tools and techniques to achieve the goals and policies in the Comprehensive Plan.

Commented [CP28]: Old LU-1.2. removed list of tools etc. as too limiting.

LU – 3.3 The City will continue to work with the Port of South Whidbey and other land owners to balance the needs of local residents while encouraging marine tourism appropriate waterfront development all consistent with the Shoreline Master Plan.

Commented [CP29]: Old LU-3.2 Broadened to include landowners and reference the SMPL

LU-3.4 The City will work with public and private partners to develop a strategy and related programs to prepare for and mitigate the potential impacts of climate change, both on city operations and on the broader Langley community.

Commented [CP30]: New. Council review

LU-3.5 Langley will continue to work with the wide range of stakeholders local and regional to achieve this goal.

Commented [CP31]: New. Council review.

LU-3.6 The City encourages high quality architecture with building form and character that reflect the area history and utilize locally materials such as wood and stone.

Commented [CP32]: New. Council review.

LU-3.7 The City shall review its design guidelines to ensure they continue to meet this goal and other elements of the Comprehensive Plan.

Commented [CP33]: New. Feet First recommendation

LU-3.8 Where large areas of public open space are being provided or existing public facilities are being improved increased densities or land use intensity may be considered.

Commented [CP34]: Old LU-8.3. Revised to reflect dedication of public open space not public facilities. The latter is a requirement.

Goal LU-4: Distribution of Land Uses

The location of different land uses and housing densities shall reflect an efficient distribution of public infrastructure and accommodate future growth projections.

Commented [CP35]: Old Goal LU-3. Slight revision for clarity. Council review.

LU-4.1 Focus urban residential and commercial growth in Langley's Urban Growth Area.

Commented [CP36]: Old LU-3.2 Slight revision to strengthen. Council review.

LU-4.2 Focus new commercial development in the central business core.

Commented [CP37]: Old LU-3.11 Slight revision for clarity. Council review.

LU-4.3 New commercial development outside of the central business core may be supported when there is no net loss of residential units.

Commented [CP38]: Old LU-3.3 Policy broken into 3 new policies. Council review.

LU-4.4 Higher density development is permitted in single family neighborhoods when integrated in a sensitive manner.

Commented [CP39]: Old LU-3.3. as above.

LU – 4.5 Work with the Fairground owner/operator to establish year round uses, compatible with surrounding neighborhoods, existing recreational and fair related uses.

Commented [CP40]: Old LU-3.3 as above.

LU - 4.6	A mix of land uses is supported where they are sensitively integrated including for example home occupations in residential areas, higher residential densities adjacent to lower residential densities, and combined retail/residential uses in the commercial areas.
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Commented [CP41]: Old LU-3.4. Slight revision. Council review.

LU - 4.7	Cluster residential development in recognition of sensitive (critical) natural features and/or to provide maximum benefit to the owner/applicant to take advantage of territorial view opportunities and to preserve contiguous portions of properties in permanent open space.
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Commented [CP42]: Old LU-3.5. no change

LU-4.8	Support innovative strategies that facilitate the development of a range of affordable housing options. Such strategies may include clustered residential developments, density bonuses for developments that include “affordable” units/lots, accessory dwelling units, cottage housing developments, multi-family as a conditional use in single family neighborhoods, and inclusionary zoning.
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Commented [CP43]: Old LU-3.6. Slight revision. Council review

LU-4.9	Work with stakeholders to facilitate a more active waterfront, including expanded marina facilities and increased access to the shorelines via pathways and stairways.
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Commented [CP44]: Old LU-3.7. Add ref to stakeholders.

LU-4.10	Require buffers (vegetation, fences, etc) between certain land uses to minimize the impact of one use upon another, such as commercial adjacent to residences. These buffers shall not inhibit pedestrian circulation, connectivity, access and wayfinding.
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Commented [CP45]: Old LU-3.8. No change

Commented [CP46]: Added Feet First recommendation

LU-4.11	Require visual vegetative buffers between development and main entrance corridors into the city.
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Commented [CP47]: Old LU-3.9. No change.

LU-4.12	Encourage development that promotes livability, pedestrian orientation and quality design and limits stress factors such as noise pollution and traffic congestion.
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Commented [CP48]: Old LU-3.12. No change

LU-4.13	Approving new commercial development that results in the loss of residential units shall be discouraged.
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Commented [CP49]: Old LU-3.14. Revised for clarity. Council review.

LU-4.14	New commercial development is strongly encouraged to be mixed use.
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Commented [CP50]: New. Council review

Goal LU-5: Economy

Support and expand the local economy by encouraging new businesses to locate here and assisting existing businesses to thrive.

LU-5.1 Encourage development of a wide range of commercial uses to support local residents as well as the needs of the visiting public.

Commented [CP51]: Old Goal LU-4. Slight revision. Council review

LU-5.2 Encourage development of the waterfront area and marina consistent with the Shoreline Management Plan and other strategic goals.

Commented [CP52]: Old LU-4.1. No change.

LU-5.3 Support existing and encourage the establishment of knowledge, arts, and wellness-based businesses.

Commented [CP53]: Old LU-4.2 Slight revision. Council review

LU-5.4 Work with the business community and community groups to accomplish projects of mutual interest.

Commented [CP54]: Old LU-4.3. added wellness based businesses. Council review.

LU-5.5 Develop and implement a strategy to permit low impact (cottage) industries that are small scale, have limited negative impacts and are consistent with Langley's character.

Commented [CP55]: Old LU-4.4. No change.

LU-5.6 Continue to invest in Langley's public spaces.

Commented [CP56]: Old LU.5.5 revised to clarify 'cottage industry' PAB and Council review. Considerations include max # of employees, located inside.

Commented [CP57R56]: Add to definitions

Commented [CP58]: New. Council review

Goal LU-6: Current Development and Enforcement

Create a predictable development atmosphere by establishing clear and consistent application requirements. Enforce land use regulations equitably and consistently.

Commented [CP59]: Old LU 5 Revised Council Review

LU-6.1 Monitor development application approval time frames and where not already established development reasonable development approval processing time frames

Commented [CP60]: Old LU5.1 Time frames established by statute and code. Need to monitor and revised as needed. Council review

LU-6.2 Increase, where possible, the number of administrative approvals, thereby minimizing lengthier permit processes.

Commented [CP61]: Old LU5.2. Unchanged.

LU-6.3 Establish clear application requirements.

Commented [CP62]: Old LU5-4 Revised for clarity. Referenced application standards not requirements. Council review

LU-6.4 Develop a guide for development application processes to provide clarity and certainty for developers and to improve the public's knowledge of the process.

Commented [CP63]: New. PAB review

Goal LU-7: Public Facilities and Services

Coordinate the orderly provision of sewer, storm and water infrastructure and other public utilities to serve public and private development throughout the entire City in a manner that is consistent with the fiscal resources of the City.

LU-7.1	Development that increases density (including ADUs, short and long plats) shall not be approved where the necessary infrastructure (sewer, water, stormwater, and roads) cannot accommodate the proposed development or where the City has not required the proponent to pay for or install the necessary infrastructure.
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Commented [CP64]: Old Goal LU6-1. Expanded reference of public facilities. Council review.

LU-7.2	The cost of related on and off site improvements necessary to facilitate a specific development shall be borne by the proponent and shall not result in a diminished LOS without mitigation.
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Commented [CP65]: Old LU6-1 Revised for clarity and brevity and consistency with CWPP. Removed elements that do not exist. Revised with Council review

LU-7.3	Locate public facilities and sewer and water utilities such that they (a) maximize the efficiency of services provided; (b) minimize costs to the taxpayer and developer; (c) minimize their impacts upon the natural environment and natural hazards; and (d) minimize ongoing maintenance costs and impacts.
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Commented [CP66]: Old LU 6.2 Revised for brevity and clarity. Removed list of improvements. PAB review replaced Impact fee with mitigation fee. Council review

LU-7.4	New development, including long subdivisions and short plats, site plan approvals, and building permits for new residential and commercial development, are required to be served by sewer and water.
a.	Variances or waivers may be considered for new non-residential development or single family residential construction due to topographical constraints or lack of approval by contiguous land owners.
b.	Variances and waivers will not be considered for short and long subdivisions.
c.	Where septic systems and wells have been permitted for new development they shall be considered temporary and interim solutions until such time that City sewer and water is available.

Commented [CP68]: New. Consistent with CWPP 3.4. This includes ADUs.

Commented [CP69]: Old LU6.4 revised to be consistent with CWPP 3.4.4/5/6 and to make more clear.

LU-7.5	Do not approve development that reduces the Level of Service (LOS) standards for public facilities including sewer, water, stormwater, roads and sidewalks as identified in the Utilities and Capital Facilities Element.
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Commented [CP70]: Old LU6.5 expanded for clarity. Council review

LU-7.6	Any proposed development not meeting the minimum density of the current zone district shall be designed such that the layout does not impede future development to maximize the density of the current zone district.
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Commented [CP71]: New. Council review

LU-7.7	Require all new developments, where feasible, to locate utilities underground to enhance aesthetic quality and scenic vistas.
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Commented [CP72]: Old LU-9.5. Unchanged

Goal LU-8: - Critical Areas

Identify, protect, enhance, and restore critical areas.

Commented [CP73]: Old LU-7. Simplified. Removed ref to Natural Resource Land

LU-8.1	Critical areas shall be maintained and, where appropriate, enhanced to protect functions and values, and to protect the public health, safety, and welfare.
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Commented [CP74]: Old LU-7-1 broke it into 2 policies. Council review

LU-8.2	The restoration and enhancement of critical areas damaged as a result of past land use activities is strongly encouraged.
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Commented [CP75]: Old LU-7.1 Council review

LU-8.3	Best available science shall be used to refine development regulations to protect the functions and values of critical areas while maintaining Langley's unique character, protecting public health and welfare and providing "reasonable use" of private property.
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Commented [CP76]: Old LU-7.2 revised for clarity

LU-8.4	Review and update land development regulations to incorporate best practices and innovative techniques that minimize negative impacts to the natural environment.
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Commented [CP77]: Old LU-7.3 Moved stormwater specific references to LU-8.12. Revised for clarity. Council review

LU-8.5	Update and designate critical areas as new information becomes available and could include for example, natural corridors, wildlife habitat conservation areas and open spaces that provide connectivity and migration routes.
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Commented [CP78]: Old LU 7-4 revised for clarity. Council review.

LU-8.6	Encourage inter-jurisdictional stewardship of critical areas and watersheds, especially those that extend beyond the city boundaries and provide habitat and hydrological connectivity.
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Commented [CP79]: Old LU-7.5 No change

LU-8.7	Direct activities not dependent on the use of critical areas to less ecologically sensitive sites and mitigate unavoidable impacts to critical areas by regulating alterations in and adjacent to critical areas.
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Commented [CP80]: Old-LU-7-6 revised for clarity. council review

LU-8.8	To achieve maximum protection establish critical areas buffers on separate parcels.
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Commented [CP81]: Old LU-7.7 Expanded to all critical areas. Removed reference to native growth protection areas as undefined. Council review

LU-8.9 Mitigate unavoidable impacts to critical areas by regulating alterations in and adjacent to critical areas. Mitigation plans may require monitoring and financial surety or bonds.

Commented [CP82]: Old LU-7.8 revised for clarity. council review

LU-8.10 Consider, where appropriate, non-regulatory protection measures or acquisition of critical areas by a public or non-profit entity.

Commented [CP83]: Old LU-7.9 no change

LU-8.11 Encourage public education activities that preserve and protect environmentally critical areas, including vegetation management on bluff properties, downstream impacts from upstream activities, management of invasive plant species, and best management practices for yard maintenance and living by water.

Commented [CP84]: Old LU-7.10 expanded to include invasive plants. Council review

LU-8.12 New development shall be required to manage stormwater runoff to maintain pre and post development flows, and water quality. Any discharge off site shall be treated. Green infrastructure is encouraged.

Commented [CP85]: Old LU-7.13 Revised for clarity. Removed specific list of stormwater management tools. Council review

LU-8.13 Prevent cumulative adverse environmental impacts to critical areas and the overall net loss of wetlands and habitat conservation areas through critical areas regulations.

Commented [CP86]: Old LU-7.14 unchanged

LU-8.14 Minimize damage to life, property, and resources by prohibiting, avoiding or limiting development on steep slopes (as defined by the City of Langley Municipal Code) and on unstable soil and geologic hazard areas.

Commented [CP87]: Old LU-7.15 unchanged

LU-8.15 Ensure that site development regulations reduce erosion, promote immediate re-vegetation, and reduce the amount of sediment leaving a construction site to protect other properties and watercourses

Commented [CP88]: Old LU-7.16 unchanged

LU-8.16 Prohibit development on land determined to be contaminated pursuant to the State Toxics Control Act until remediation has been completed in accordance with an approved plan.

Commented [CP89]: Old LU-7.17 unchanged

LU-8.17 The City should develop an urban forest strategy to guide tree management activities on public and private lands.

Commented [CP90]: New. Council review

LU-8.18 Review the Langley Municipal Code to remove barriers that prevent and adopt regulations to encourage urban agriculture.

Commented [CP91]: New. Council review.

LU-8.19 Review base flood elevations to ensure they incorporate factor for sea level rise.

Commented [CP92]: New. Council review

Goal LU-9: - Health, Education and Recreation

Encourage opportunities for recreational and cultural activities for all age groups and for a planned open space system within and around the UGA.

Commented [CP93]: Old LU-8

LU-9.1 Work with public entities to establish joint-use agreements to maximize the use of all public facilities.

Commented [CP94]: Old LU-8.1 removed ref to specific organizations

LU-9.2 Amend the Fairgrounds Overlay Zone to encourage year-round use of the facility, maximize compatible uses and create more flexibility.

Commented [CP95]: Old LU-8.2 revised to expand uses and flexibility. Council review

LU-9.3 Support increased intensity of land uses where large areas of public open space are being provided or existing public facilities are being improved.

Commented [CP96]: Old LU-8.3 slight revision council review

LU-9.4 Work with the business community to accomplish the programs that will make Langley a comfortable, enriching home for all of its inhabitants, from senior citizens to energetic teenagers to toddlers.

Commented [CP97]: Old LU-8.4 unchanged

LU-9.5 Provide incentives to assist in preserving permanent open spaces.

Commented [CP98]: Old LU-8.7 slight revision council review

LU-9.6 The City should support the efforts of organizations to expand opportunities for cultural and marine-oriented uses.

Commented [CP99]: Old LU-8.8 removed ref to specific organizations council review

Goal LU-10: - History and Aesthetics

Encourage the protection of special historic, architectural, aesthetic, and cultural resources through the designation of historic landmarks and districts and the adoption of appropriate incentives, and ensure that new development contributes aesthetically to the overall village character. Avoid negatively impacting archeological features.

Commented [CP100]: Old LU-9 added archeological ref council review

LU-10.1 Promote preservation of historically significant features of the Langley landscape, including cultural resources, farmlands, forests, and open spaces.

Commented [CP101]: Old LU-9.1 broke into 2 policies. Council review

LU-10.2 Maintain the historic integrity of the downtown commercial core.

Commented [CP102]: Old 9.1 council review

LU-10.3 Encourage the restoration and rehabilitation of historic sites through appropriate means such as increased density, grant and loan technical assistance, adaptive reuse, and other innovative techniques.

Commented [CP103]: Old LU9.2 minor revision council review

LU-10.4	Design new commercial development/redevelopment, multi-family, and other development in a manner that is compatible with the style of existing buildings, and ensure aesthetically pleasing projects.
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Commented [CP104]: Old LU-9.3 unchanged

LU-10.5	Preserve and expand public viewing places and roadway corridors that offer opportunities to view the scenic downtown area and surrounding picturesque areas.
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Commented [CP105]: Old LU-9.4 minor revision council review

LU-10.6	Preserve as much healthy natural vegetation (larger trees and groundcover) as possible on building sites and along streams, roads, and in parking lots. Where natural vegetation will be disturbed, commensurate landscaping and tree planting should be provided.
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Commented [CP106]: Old LU-9.8 unchanged

Goal LU-11 - Transportation

Strive for a multi-modal network that safely and conveniently accommodates multiple functions including travel, social interaction and commerce, to provide for more vibrant neighborhoods and more livable communities.

Commented [CP107]: Goal LU-11 and related policies are new. Council review

LU-11.1	Develop a multi-modal transportation plan that promotes an integrated system of walking biking, transit, auto and other forms of transportation designed to effectively support mobility, access, and provides multiple linkages across the whole City, in particular within city core, and to adjoining County roads and trails.
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Commented [CP108]: Old LU-8.5 broadened

LU-11.2	Develop a design concept for Complete Streets that include sidewalks, street trees, landscaping, and benches, and develop an ongoing improvement program.
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Commented [CP109]: Old LU-9.7 changed ref from arterial to collector roads. Langley doesn't have arterial roads.

LU-11.3	Integrate public transportation, pedestrian and biking requirements into the design of proposed developments and the design and maintenance of public and private roads.
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Commented [CP110]: Old T-1.4. Minor revision for clarity. Council review

LU-11.4	Designate and design collector roads and trails to be compatible with adjacent county roadways to achieve concurrent levels of service.
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Commented [CP111]: Old T-1.8. minor revision. Council review

LU-11.5	When undertaking transportation planning and service decisions, evaluate and encourage land use patterns and policies that support a sustainable multi-modal transportation system.
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LU-11.6	Strategically design transportation options - including bike routes, sidewalks, pedestrian trails and other non-motorized solutions - to support and anticipate land use and economic development goals.
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LU-11.7	Developments may be required to dedicate additional land for pedestrian improvements such as trails, sidewalks, cycling, access to open space.
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Commented [CP112]: Old LU-6.6 minor revision. Council review.

Goal LU-12 Climate Change

Work with public and private partners to develop a strategy and related programs to prepare for and mitigate the potential impacts of climate change, both on city operations and on the broader Langley community.

Commented [CP113]: Goal LU-12 and related policies are new. Council review.

LU-12.1	Develop a strategic plan that will help guide and focus resources and program initiatives to 1) reduce GHGs and the city's carbon footprint and the broader community 2) assesses the risks and potential impacts of climate change, and 3) reduces and minimizes these risks.
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LU-12.2	Develop policies and strategies for land use and development that result in reduced GHGs for new development as well as redevelopment activities.
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LU-12.3	Develop programs and incentives that encourage existing land use, buildings and infrastructure to reduce their carbon footprints.
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LU-12.4	Foster state-of-the-art resource-efficiency in both new and existing buildings and neighborhoods of all kinds in Langley by promoting "green building" concepts such as those outlined by the U.S. Green Building Council and similar organizations.
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LU-12.5	Foster local renewable-energy generation.
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LU-12.6	Foster approaches to transportation that reduce per capita fossil fuel use, such as the location of recharging stations for electric vehicles.
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LU-12.7	Model these examples, where practical and cost-effective, through City facilities and activities.
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HOUSING

Goal H-1: Innovative and Diverse Housing

Work to provide a mix of housing in Langley and facilitate residential development in the form of single-family homes, duplexes, condominiums, apartments, townhouses, tiny homes, housing that allows people to age in place, and other innovative forms of housing.

Commented [CP114]: This chapter received very few revisions.

Commented [CP115]: Slight revision. Council review.

H- 1.1	Include more flexible development standards to increase housing diversity and affordability including but not limited to: <ul style="list-style-type: none">• Reducing minimum lot sizes• Increasing density on single family zoned lots• Reducing lot lines to zero for attached multi-family housing• Reducing maximum lot size for clustering• Increasing lot coverage for small lots, accessory dwelling units, and multi-family lots• Reducing setbacks• Narrowing street widths• Permitting shared or common parking between <u>dwellings</u>.
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Commented [CP116]: Slight revision. Council review

H – 1.2	Encourage developers to design and build innovative housing options <u>including</u> creative housing alternatives for individuals at each stage of life.
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Commented [CP117]: unchanged

Goal H-2: Character and Density

Seek opportunities to ensure that various types and densities of housing are permitted in sufficient numbers to meet projected housing needs, while maintaining the character of existing neighborhoods.

H – 2.1	Expand where multi-family residential is <u>permitted</u> .
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Commented [CP118]: Simplified. Council review.

H- 2.2	Encourage attached and detached ADUs in residential zones provided character, scale, and appearance are consistent with the existing <u>dwelling unit</u> .
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Commented [CP119]: Slight revision. Council review

H – 2.3	Encourage the distribution of various housing types throughout the city to provide a wide variety of neighborhood settings and avoid undue concentration in particular neighborhoods.
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H – 2.4	Ensure that new development is sensitive to and reinforces the design character of existing neighborhoods, promotes the pedestrian orientation of neighborhood streets, and encourages street and development patterns that promote social interaction as well as privacy.
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H – 2.5	Continue the conservation of housing through public investment in the infrastructure needed to service the community (water, sewer, storm drainage, streets, and pathways) and in development regulations necessary to prevent incompatible land uses.
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Goal H-3: Pedestrian Orientation, Community and Safety

Encourage new subdivisions and neighborhoods with a pedestrian orientation and housing that maintains a development pattern consistent with promoting a sense of community and safety.

Commented [CP120]: Made more broad . Council review

H – 3.1	Promote residential development that will facilitate pedestrian and transit access to commercial areas, employment, schools, and park or recreational areas.
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H- 3.2	Encourage new development, remodeling, or adaptation of existing structures for multiple residential use to provide accommodations and access for residents to gather for either impromptu or formal meetings, community affairs, and to provide access to the full range of public services
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H – 3.3	Discourage front-access garages and curb cuts. Encourage alleys and shared driveways.
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H – 3.4	Encourage usable porches facing the street for community vitality and neighborhood surveillance.
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Goal H-4: Housing Affordability

Enable the opportunity for affordable housing for a diversity of residents within the city of Langley.

Commented [CP121]: Slight revision. Council review.

H – 4.1	Explore innovative techniques that enable increased housing affordability including but not limited to long term rentals of accessory dwelling units (ADU), a housing trust fund, inclusionary zoning, density bonuses, smaller lot size, elimination of minimum lot size with appropriate open space, expediting permit processing, exempting Real Estate Excise Taxes (REET) to qualified sellers, incentives such as reduced or waived connection fees and reduced parking requirements and other provisions to be determined.
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Commented [CP122]: Council review

H – 4.2	Work with Island County and other local governments to develop a regional housing trust fund.
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Commented [CP123]: New

H – 4.3	Explore opportunities and mechanisms for workforce housing for residents with incomes between 80% to 120% of Area Median Income (AMI).
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Commented [CP124]: Add definition

Commented [CP125]: Simplified. Council review

H – 4.4	Encourage new Accessory Dwelling Units (ADU) (both attached and detached) that provide long term rentals using incentives such as a reduced connection
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	fees and parking requirement, density bonuses, and permitting more than one ADU on the property and must be served by sewer.
H – 4.5	Study the feasibility of developing an amnesty program to allow owners to regularize existing non-permitted ADU's (both attached and detached).
H – 4.6	Consider establishing an inventory of old buildings that could be converted into affordable housing.
H – 4.7	Work to preserve the existing affordable housing stock.
H – 4.8	Work with and support the efforts of nonprofit and governmental housing organizations, such as the Housing Authority of Island County, Saratoga Community Housing, and Habitat for Humanity to develop affordable housing.
H - 4.9	Review the impacts that vacation rentals (Air B&B, VRBO, etc) may be having on long term rentals and housing affordability and if necessary, develop a strategy in response.

Commented [CP126]: More direct and specific to long term rentals. Council review

Commented [CP127]: New. Council review

Commented [CP128]: Combined old H-4.6 and 4.8
Removed WI Share a house. Council review.

Commented [CP129]: New Ron Kaspirsin 11/17/15

Goal H-5: Special-Needs Housing

Work with Island County and other appropriate agencies to increase opportunities for residents with special housing needs.

Commented [CP130]: Simplified. Council review

H – 5.1	Encourage special needs housing to be located throughout the City.
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Commented [CP131]: Broadened. Council review

Goal H-6: Green Housing

Encourage the development of housing and neighborhoods that reduces consumption of water, energy and other resources. And is less impactful on the natural environment.

Commented [CP132]: Simplified. Council review

H – 6.1	Reduce barriers and establish development regulations that encourage the development or redevelopment of more energy and water efficient homes and neighborhoods.
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Commented [CP133]: Slight revision. Council review

H – 6.2	Support an ongoing program to inform homeowners, planners, and developers about opportunities to make new and existing housing resource efficient and environmentally friendly.
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H – 6.3	Facilitate and encourage the use of green building technologies and techniques.
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Commented [CP134]: New. Council review.

TRANSPORTATION

Goal T-1 Multi-Modal Transportation Network

Strive for a multi-modal transportation network that safely and conveniently accommodates multiple functions including travel, social interaction and commerce, to provide for more vibrant neighborhoods and more livable communities.

T-1.1 Develop and implement a multi-modal transportation plan that provides multiple linkages across the whole City, in particular within city core, and to adjoining County roads and trails.

Commented [CP135]: New. Introduced multi-modal transportation system. Council review.

T-1.2 Review road design standards to ensure they include the requirements of a multi-modal transportation network.

Commented [CP136]: New. Council review

T-1.3 In partnership with the City and State, review road classifications and what they mean to the City.

Commented [CP137]: Old T-1.1 revised for clarity

T-1.4 Prepare long-range plans for a future city road network that establish connections and adequate rights of way for a multi-modal transportation system.

Commented [CP138]: New. Replaced old T-1.2.

T-1.5 Integrate public transportation, pedestrian and bicycling requirements into the land development review and the design and maintenance of public and private roads.

Commented [CP139]: Old T-1.3 revised to include multi-modal reference

T-1.6 Review land use designations where roadway construction or upgrading to serve future land uses and densities is not feasible or where concurrence cannot be achieved.

Commented [CP140]: Old T-1.4 broadened council review

T-1.7 Review road design standards to ensure adequate provision has been made for safe and efficient vehicular access to individual properties while maintaining the integrity of the city's roadway system.

Commented [CP141]: Old T-1.5 Slight revision

T-1.8 Designate and design major collector roads and trail network to be compatible with adjacent county roadways to achieve concurrent levels of service.

Commented [CP142]: Old T-1.7 slight revision. Council review

T-1.9 Maintain adequate access to and circulation within all developments for emergency service and public transportation vehicles.

Commented [CP143]: Old T-1.8 slight revision. Council review

T-1.10 Work with Island County to establish consistent road standards in the UGA and JPA.

Commented [CP144]: Old T-1.9 no change

T-1.11 Streets shall be designed to connect the community and provide efficient and safe circulation. Dead end streets are strongly discouraged.

Commented [CP145]: Old T-1.10 slight review. Council review

T-1.12 Encourage commuter and through traffic to use the major collector streets instead of local streets and the downtown area.

Commented [CP146]: Old T-1.11 broadened. Council review.

Commented [CP147]: Added Feet First recommendation.

Commented [CP148]: Old T1-13 added collector street. Council review

T-1.13	Develop a comprehensive traffic calming policy that includes intersections for roads with different classifications .
T-1.14	Development applications with proposed increase in density may be required to provide a transportation plan that shows how the development will impact the transportation system and to provide mitigation where necessary .
T-1.15	Review road standards to improve neighborhood connections particularly for non-motorized vehicles and pedestrians.
T-1.16	Develop and implement a comprehensive way-finding program accessible to pedestrians, cyclists and drivers and that enhances the multi-modal experience for residents and visitors .

Commented [CP149]: Old T-14 added traffic calming reference. Council review

Commented [CP150]: Old T-1.15 revised for clarity. council review

Commented [CP151]: New. Council review

Commented [CP152]: New

Goal T-2

Design, regulate, and maintain Langley's transportation network that balances the needs of all uses and users, recognizes the streets' role as public spaces, and retains Langley's small-town character.

T-2.1	Encourage street furniture combined with traffic calming measures.
T-2.2	Protect and enhance the Langley Loop from the City's gateways to downtown .
T-2.3	Consider use of different types of impervious surfaces where appropriate .
T-2.4	Develop a transportation system that considers aesthetic and visual values. Examples: (a) existing trees and landscaping should be maintained along all city collectors and (b) new residential developments adjacent to collectors should be buffered from these facilities .
T - 2.5	Complete Streets design recommendations shall be incorporated into all publicly and privately funded projects, as appropriate .

Commented [CP153]: Broadened. Council review

Commented [CP154]: New. Council review

Commented [CP155]: Old T-7.2 No change

Commented [CP156]: New. Council policy

Goal T-3 Non-Vehicular Transportation

Establish equal access for non-motorized transportation facilities and services along all roadways wherever possible, to encourage walking and **bicycling**.

T-3.1	Wherever possible establish walkways that are separated from roadways along all collectors in the city .
T-3.2	Provide a safe system of pedestrian facilities that connects different parts of the city and has links to the county trail system .

Commented [CP157]: Old T-3. Slight revision for clarity. Council review

Commented [CP158]: Old T-3.2 corrected reference. Council review

Commented [CP159]: Old T-3.3 minor revision. Council review

T-3.3	New development shall provide public access for pedestrian and other non-motorized vehicles that connects to existing or future public-access walkways outside of the development.
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Commented [CP160]: Old T-3.4 minor revision. Council review

T-3.4	Provide convenient and secure bicycle parking facilities downtown, on the waterfront, and at other major activity centers.
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Commented [CP161]: Old T-3.5 unchanged

T-3.5	In partnership with local businesses and other stakeholders develop end of trip facilities for cyclists.
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Commented [CP162]: New. Council review

T-3.6	Sidewalks shall be required for all new development, redevelopment, or street replacement in all business districts. Pathways should be required for residential development.
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Commented [CP163]: Old T-3.6 unchanged

T-3.7	Enhance existing and develop new pedestrian connections between neighborhoods and all business centers.
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Commented [CP164]: T-3.7 minor revision. Council review

Goal T-4 Mobility

Design facilities and provide services that meet the mobility needs of all citizens.

Commented [CP165]: Old T-4. Removed ref to income. Focus on mobility

T-4.1	Provide pedestrian facilities to establish and maintain access between public facilities and residential areas.
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Commented [CP166]: Old T-4.1 slight revision

T-4.2	Construct pedestrian facilities that accommodate persons with different levels of mobility.
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Commented [CP167]: Old T-4.2 broadened. Council review

T-4.3	Establish barrier free access to and from public rights of way, public facilities and private development that is safe and takes the most direct route possible.
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Commented [CP168]: Old T-4.3 broadened and made more clear. Council review.

Goal T-5 Vehicle Access

Restrict the number of direct vehicle accesses onto collector streets to enhance both traffic flow and safety.

Commented [CP169]: unchanged

T-5.1	Review driveway and intersection standards to ensure safety, both vehicular and pedestrian as well as efficient traffic flows.
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Commented [CP170]: Old T-5.2 Slight revision. Council review

T-5.2	Where practical, require joint driveway access as a condition of new development for properties that have compatible land uses.
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Commented [CP171]: Old T-5.3. more flexible. Council review

T-5.3	Review road design standards to ensure adequate provision has been made for safe and efficient vehicular access to individual properties while maintaining the integrity of the city's roadway system and safety for non-vehicular modes of transportation.
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Commented [CP172]: Old T-5.4 minor revision. Council review

Goal T-6 Concurrency

The Transportation Element shall meet the GMA's goal for concurrency and maintain the City's level of service (LOS) for all modes.

T-6.1 The goals, objectives and policies of the Comprehensive Plan shall be used to guide interpretations of land development applications concurrence with transportation.

Commented [CP173]: Confirm reference should be element or system?

Commented [CP174]: Minor revision. Council review

T-6.2 Assess the City's collector street to ensure Langley's LOS does not deteriorate beyond LOS B.

Commented [CP175]: Corrected reference

T-6.3 Continue to collect traffic counts on collector streets entering Langley to better understand traffic variations, impacts, and implications related to seasonal residents and tourists.

Commented [CP176]: Was LOS C but source unknown. No intersection operates at less than LOS A currently. As per S. Berryman Dir of Public Works.

T-6.4 Consider revising First Street's designation to a major collector road.

Commented [CP177]: Old T-6.2a changed reference

Commented [CP178]: Old T-6.2b made more general. PAB review

T-6.5 The City should conduct an analysis of Fairgrounds Road and Al Anderson Road with regards to the adequacy of the road and pedestrian services. When appropriate begin working with WSDOT and the landowners to reclassify the road.

Commented [CP179]: Old T-6.2.3 made more general PAB review

T-6.6 Encourage the use of programs aimed at reducing peak period traffic congestion in adjacent communities that discourage the use of single occupancy vehicles, and increase the use of public transportation by means such as park and ride lots, park and pool lots, vanpools, car pools and ride sharing.

Commented [CP180]: Old T-6.3. clarified this applies to outside the city. Council review

T-6.7 New development/redevelopment that creates the need for off-site traffic safety and control measures should be responsible for the necessary improvements to the degree caused by the development.

Commented [CP181]: unchanged

T-6.8 Review the Wharf and First Streets and Sunrise Lane intersections for safety in particular for over length vehicles.

Commented [CP182]: Old T-6.2.4 minor revision. PAB review

Goal T-7 Impacts

Emphasize transportation improvements that have positive or minimal adverse impacts on the natural environment, air quality, energy consumption, and reduce greenhouse gas emissions.

Commented [CP183]: Added GHG reference

T-7.1 Review design standards to ensure negative impacts to critical areas, drainage patterns, and soil profiles are mitigated.

Commented [CP184]: Minor change. Council review

T-7.2 Locate transportation facilities such that negative impacts to wildlife habitat, floodplains, wetlands and geological hazard areas, resource lands and other ESAs are minimized.

Commented [CP185]: Minor revision. Council review

T-7.3	Develop an urban forest strategy that includes requires street trees for developments/redevelopments both public and private.
T-7.4	The multi-modal transportation plan shall include policies, actions, and strategies for climate change adaptation and mitigation.
T-7.5	Foster approaches to transportation that reduce per capita fossil fuel use, such as the location of recharging stations for electric vehicles.
T-7.6	Develop policies and strategies for land use and development that result in reduced GHGs for new development as well as redevelopment activities.

Commented [CP186]: New. Council review

Commented [CP187]: New. Council review

Commented [CP188]: New. PAB review

Commented [CP189]: New. Council review

Goal T-8 Regional Transportation

The Transportation Element shall be compatible with the Countywide Planning Policies and the Island Regional Transportation Planning Organization (IRTPO) goals and objectives.

Commented [CP190]: This section had a lot of duplication.

Commented [CP191]: Revised for clarity and correct reference. Council review

T-8.1	Establish and maintain an on-going process for the development, mutual adoption, and revision of countywide transportation goals, objectives, and policies.
T-8.2	Participate in the organization and planning activities of the IRTPO including the preparation of regional transportation plan.
T-8.3	Develop long-range transportation plans and implement transportation improvement programs that are compatible with the regional transportation plan.
T-8.4	The county and city shall coordinate with Island Transit and the state in the development of transportation facilities of statewide, region-wide and countywide significance.
T-8.5	All Transportation Improvement Plans must include improvements for both motorized and non-motorized modes of transportation.

Commented [CP192]: unchanged

Commented [CP193]: Old-8.4/T-3.1 Combined with

Commented [CP194]: Old T-8.3 slight revision. Council review.

Commented [CP195]: Old T-8.6 unchanged

Commented [CP196]: New.

Goal T-9 Island County

The city shall work jointly with Island County to provide adequate transportation systems, such that development can proceed with order and according to the land use elements of local comprehensive plans.

Commented [CP197]: unchanged

T-9.1	Produce coordinated forecasts of road and highway needs and transit demand based on the regional travel demand models and the land use elements of county and city comprehensive plans.
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Commented [CP198]: unchanged

T-9.2	Establish compatible methodologies and standards by which to determine the types and estimated costs of needed future transportation system improvements.
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Commented [CP199]: unchanged

T-9.3	Prioritize lists of future transportation system improvements based upon the extent they fulfill the objectives of the regional transportation plan and county and city comprehensive plans.
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Commented [CP200]: unchanged

Goat T-10 Marine Transportation

The City shall work together with the Port of South Whidbey, Island Transit, and Island County to accommodate marine transportation as an alternative to vehicular transportation.

T-10.1	Provide sufficient berthing capacity and harbor and navigational improvements for water borne transportation services.
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Commented [CP201]: unchanged

T-10.2	Provide safe, efficient and barrier free access between the harbor and downtown for water borne passengers and visitors.
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Commented [CP202]: Slight revision.

T-10.3	Investigate and establish alternative access for emergency personnel to the harbor area.
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Commented [CP203]: Slight revision council review

T-10.4	Enhance connections from the harbor to the Island Transit system.
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Commented [CP204]: New

Goat T-11 Parking

Manage parking such that its impacts are minimized and parking is consistent with the goals of this element.

Commented [CP205]: Simplified

T-11.1	Consider the use of pervious alternatives for parking.
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Commented [CP206]: Revised to be positive

T-11.2	Review development standards to ensure run-off from parking areas does not create erosion and/or contaminate groundwater and the Sound. The use of green infrastructure is strongly encouraged.
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Commented [CP207]: Revised for clarity.

T-11.3	Parking areas shall have a landscape buffers where necessary to reduce negative impacts between different land uses.
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Commented [CP208]: Strengthened

T-11.4	Locate parking areas to the rear of a building.
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Commented [CP209]: New

T-11.5	Review parking requirements and consider establishing maximum parking requirements and other methods to reduce the area devoted to parking.
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Commented [CP210]: Old T-11.4 revised for clarity. council review

T-11.6	Reduce parking demand by requiring accommodation for new development plans for pedestrians, public transportation, ridesharing, and bicycles.
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Commented [CP211]: Old T-6.4

Goal T-12 Public Transportation

In partnership with Island Transit, Island Transportation Planning Organization (ITPO) and other stakeholders establish more robust local and regional public transportation system.

Commented [CP212]: New. Council review.

T-12.1	Locate bus stops and design bus pullouts and on-site circulation to accommodate public or school bus transportation where potential ridership warrants such improvements.
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Commented [CP213]: Old T-1.12

T-12.2	Participate in public awareness and education programs with Island Transit to encourage more reliance on public transportation.
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Commented [CP214]: Old T-6.8

T-12.3	In partnership with ITPO and new large employers/ businesses, facilitate improved access to public transit and provide bus stops.
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Commented [CP215]: Old T-6.6

T-12.4	New development and redevelopment should be designed to provide and encourage non-motorized access to transit. The location of bus stops and shelters should be incorporated into larger residential and non-residential project design.
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Commented [CP216]: New

T-12.5	Adopt road design standards, site-access guidelines, and land use regulations that support transit.
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Commented [CP217]: New

Goal T-13 Trails

Develop, maintain, and enhance a trail system that connects parks, riparian areas, waterfront, harbor, open space, residential neighborhoods, and commercial areas inside and outside the City of Langley.

Commented [CP218]: Section moved from Parks. Council review.

Commented [CP219]: Old P5

T-13.1	Develop a trail management plan that includes meaningful public engagement, establishing Levels of Service (LOS), identifying land acquisition, funding mechanisms, and priorities. Such a plan could form part of the multi-modal transportation network plan.
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Commented [CP220]: New

T-13.2	The trail management plan shall be designed to enhance circulation between parks and open space features and strengthen connections to neighborhoods through the use of the following features:
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Commented [CP221]: Old P-5.2 revised to include components of a trail management plan. Made more general.

Commented [CP222]: Revised to include multi-modal

a.	A multi-modal pathway or trail system that connects points in the city and areas in the county.
b.	Shared use streets/alleys where the streets are an extension of the parks, open space and trail network.
c.	Scenic roads that form Langley's gateway.
d.	Increased opportunities for public access to and across the marine and freshwater environments.
e.	Guidelines for trail easements and working with landowners to encourage the donation of trail easements.
f.	Public education about trail use etiquette.

Commented [CP223]: Old P-5.3

Commented [CP224]: Old P-5.4

g.	Trail standards for each trail type that would include at a minimum types of surfacing, width, grade, etc.
h.	Maintenance and budgeting requirements
T-13.3	Develop a Level of Service for walking and cycling facilities to include such features as network continuity, network quality, traffic protection, road crossing, topography, and wayfinding.
T-13.4	Work with Island County to implement the 2006 Non-Motorized Trails Plan. Work specifically to achieve a non-motorized connection from Langley to the Saratoga Woods and Putney Woods complex.
T-13.5	Establish and protect wildlife and trail corridors that connect parks and open spaces within the City using a variety of tools including but not limited to acquisition, conservation easements, and transfer of development rights.
T-13.6	Preserve and protect critical areas and their buffers as wildlife and trail corridors. Where trails are located within critical area buffers ensure they will not negatively impact the form and function of the ecosystem.
T-13.7	Review Code regulations and establish clear criteria for new multi-family, mixed use developments, and subdivisions to dedicate public park or public open space or trails.

Commented [CP225]: Old P-5.7 made more general

Commented [CP226]: Old P5.1. Need to establish LOS.

Commented [CP227]: Old P-5.6

Commented [CP228]: Old P-2.4 revised for clarity

Commented [CP229]: Old P-2.5

Commented [CP230]: Old P-1.4 revised for clarity. council review

PARKS AND OPEN SPACE

GOAL POS - 1: General

Parks and open spaces in and around Langley shall be comprised of an integrated and well maintained system that are linked by an extensive network of trails and wildlife corridors all complimenting and protecting critical areas, wildlife habitat, and other natural assets.

Commented [CP231]: New POS Goal - 1

POS-1.1 Develop a parks and open space management plan that balances active, passive and natural areas recognizing Langley's limited resources and include the following elements (at a minimum): maintenance plans and procedures for existing and future parks, open spaces and trails including irrigation; drainage; landscaping; invasive plant species; structures and facilities; waste management, budgeting

Commented [CP232]: Was Goal 1. Revised to reflect contents of a Parks Management Plan.

POS-1.2 The parks and open space management plan will establish LOS for each park facility that recognizes the specifics of each location and its environmental condition.

Commented [CP233]: Old POS-1.1 revised to be part of POS management plan. Council review

POS-1.3 Provide a balance of active and passive open space and parks that are well integrated throughout the city.

Commented [CP234]: unchanged

POS-1.4 Identify neighborhoods that do not have a park, open space or trail connection within the five minute, quarter mile walking radius and identify future opportunities.

Commented [CP235]: old POS-1.3 revised for clarity. council review.

POS-1.5 Review Code regulations and establish clear criteria for new multi-family, mixed use developments, and subdivisions to dedicate public park or public open space or trails.

Commented [CP236]: Old POS-1.4 LMS requires now but need criteria. Council review

POS-1.6 Future Park amenities could include: viewpoints, beach access, passive use features, community gardens, cultural features, dog parks, and structures for community members of different ages and mobilities.

Commented [CP237]: Old POS-1.6. Revised for brevity.

POS-1.7 Develop a wayfinding program for the City that includes the parks, trails and open spaces.

Commented [CP238]: Was goal POS 6 revised as policy to guide POS management plan. Council review

POS-1.8 Parks, trails and open spaces shall be designed with long term maintenance and budgeting considerations.

Commented [CP239]: Old POS-8.2. Slight revision. Council review

GOAL POS – 2: Partnerships

Maximize partnerships to: develop a cooperative, coordinated, and community - based park and open space system; and retain natural amenities essential to the character of Langley.

POS-2.1	Partner with Island County to better coordinate project review in the Urban Growth Area, Joint Planning Area and beyond to ensure that open spaces, trail corridors and natural amenities important to the character of Langley are preserved during development.
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Commented [CP240]: Old Goal POS-9

POS-2.2	Cooperate with Island County, the South Whidbey School District, the South Whidbey Port Authority, the Whidbey Camano Land Trust, the South Whidbey Parks and Recreation District, and others to develop and maintain park and open space areas and trail corridors.
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Commented [CP241]: Old POS-9.2 added trail reference

POS-2.3	Develop and promote volunteer programs to plan, develop, operate, maintain and improve parks.
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Commented [CP242]: Old POS-9.1

POS-2.4	Encourage the protection and acquisition of large areas of open space in the county including agricultural, forest, and natural resource lands, as well as linkages between them.
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Commented [CP243]: Old POS-9.4

Commented [CP244]: Old POS-9.3 combined with POS-2.10. Council review

GOAL POS – 3: Critical Areas

Critical areas, their buffers and wildlife habitat are the foundation of Langley's parks and open space system and these areas shall be integrated to the greatest extent possible.

POS-3.1	Ensure that Langley's natural environment is a key to the quality of life and economic development of the City.
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Commented [CP245]: This section integrates the Core Area and Corridor Concept. Separated out policies related to UGA and JPA. Was old POS-2

Commented [CP246]: Old Goal P-2

POS-3.2	As part of any parks, open space and trails planning, protect, preserve and enhance the city's natural assets including shorelines, streams, views, wildlife habitat, riparian corridors, wetlands, steep slopes, and abundant native vegetation.
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Commented [CP247]: Old POS-2.1 unchanged

Commented [CP248]: Old POS-2.2 Revised to relate to parks planning. Was too broad. Council review.

POS-3.3	Where possible, all new multi-family and mixed use development and subdivisions shall provide open space. Where located adjacent to critical areas open space should be contiguous.
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Commented [CP249]: Old POS-2.7 was too broad requiring all new development to contribute to open spaces. Not possible. Council review

POS-3.4	Where large areas of public open space are being provided or existing public facilities are being improved increased densities or land use intensity may be considered.
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Commented [CP250]: LU-3.6

POS-3.5	To achieve maximum protection, where possible, establish critical areas buffers on separate parcels.
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Commented [CP251]: Old LU-7.7 revised for clarity. Now LU-8.8. council review.

GOAL POS – 4: Urban Forests

Protect and enhance Langley's urban forest including the forested gateway corridors into the City.

Commented [CP252]: Old POS-3 and POS-4 Revised to add 'urban forest' instead of treeline. Incorporated old Goal 3.

POS-4.1	Prepare and implement an urban forest strategy to guide tree management on private and public lands in Langley.
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Commented [CP253]: Old POS-3.1 replaced treelines LOS with urban forest strategy. Council review.

POS-4.2	Work with Island County and the Department of Natural Resources to develop an urban forest strategy for the UGA and JPA.
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Commented [CP254]: Old POS-3.2 replaced treeline LOS with urban forest strategy. Council review

GOAL POS – 5: Acquisition and Funding

Utilize a variety of methods to acquire, develop, protect and manage parks, open space, and trails.

Commented [CP255]: Old Goal POS-7 Broadened. Council review

POS-5.1	Develop a broad and creative funding strategy to acquire, develop, protect and manage parks, open space, and trails including regulatory and non-regulatory methods.
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Commented [CP256]: Old POS-7.1. removed specific tools. Council review

POS-5.2	Investigate the feasibility of a dedicated land acquisition fund for parks and open spaces.
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Commented [CP257]: Old POS-7.2. Revised to investigate. Was too prescriptive.

POS-5.3	Review Code regulations and establish clear criteria for new multi-family, mixed use developments, and subdivisions to dedicate public park or public open space or trails.
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Commented [CP258]: Old POS-7.4. revised to be less prescriptive. Also T-13. Council review

POS-5.4	Capital projects should be designed to incorporate public open space.
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Commented [CP259]: Old POS-7.5 Simplified. Council review

POS-5.5	Maximize the use of existing rights of way including streets for open space, waterfront access, tree planting, landscaping, pedestrian amenities, recreation space, and view corridors.
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Commented [CP260]: Old POS-7.6 minor revision for clarity. council review.

POS-5.6	Retain city-owned lands, including excess rights-of-way, for open space purposes.
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Commented [CP261]: Old POS-7.7 unchanged.

POS-5.7 Permit private recreation facilities to a greater extent.

Commented [CP262]: Old POS-7.8 Simplified. Council review

POS-5.8 Work with Island County to include trail easements in the Public Benefit Rating System for reduced property tax.

Commented [CP263]: Old POS 5.5

GOAL POS – 6: Waterfront

Preserve existing public access and expand new opportunities for the public to access and enjoy the waterfront.

Commented [CP264]: Old POS-10 Strengthened. Council review

POS-6.1 Work with the Port of South Whidbey and property owners to expand boat moorage, improve the boat ramp and Phil Simon Park, and facilitate public access to and across the waterfront.

Commented [CP265]: Old POS-10.1. Added property owner. Simplified. Council review

POS-6.2 New or redevelopment of waterfront lands shall be consistent with the Shoreline Master Plan and State and Federal regulations.

Commented [CP266]: POS-10.2 simplified and added SMP reference.

POS-6.3 Work with property owners, developers and other stakeholders to redevelop Seawall Park.

Commented [CP267]: New. Council review

GOAL POS – 7: Community Agriculture

Urban agriculture should be an integral component of Langley's Parks and Open Space program.

Commented [CP268]: Was identified as Priority 4. Created as a new goal. All policies are new.

POS-7.1 Establish community gardens in public parks and open spaces.

POS-7.2 Consider planting fruit and vegetable plants for landscaping on public property.

POS-7.3 Review the Municipal Code and remove barriers to urban agriculture activities on private property.

SUSTAINABILITY

Goal S-1 Sustainability Framework

Establish a sustainability framework for the City of Langley to foster a multi-generational, resilient and more economically and culturally diverse community.

S-1.1	Consider multiple scenarios for future conditions when making decisions with long-term impacts. As appropriate, consider likely implications over many decades, including multi-generational time horizons.
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Commented [CP269]: Old Goal S-1 didn't make sense focusing on 'anticipatory decision-making' A sustainability strategy can do this.

Commented [CP270]: unchanged

Goal S-2 Public Participation

The City shall strive to be transparent in its decision making, keep the community well informed and undertake meaningful public participation.

S-2.1	Public participation initiatives shall be comprehensive and accessible to the diverse needs of citizens.
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Commented [CP271]: Old Goal S-2. Broadened to include transparency and meaningful public participation. Council review

Commented [CP272]: Old S-2.1 revised for clarity. Council review

S-2.2	Seek diverse participation and use a variety of communication channels to inform and involve the community.
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Commented [CP273]: Old S-2.4 Broadened.

S-2.3	Use public participation as a means of keeping perceptions and problem-solving fresh and multi-faceted.
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Commented [CP274]: Old S-1.4

Goal S-3 Multi-Modal Transportation

Strive for a multi-modal transportation network that safely and conveniently accommodates multiple functions including travel, social interaction and commerce, to provide for more vibrant neighborhoods and more livable communities.

S-3.1	When undertaking transportation planning and service decisions, evaluate and encourage land use patterns and policies that support a sustainable multi-modal transportation system.
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Commented [CP275]: Old S-3. Broadened to reflect multi-modal transport network. Old just referenced walkability. Council review.

Commented [CP276]: Old S-3.1 Broadened to reflect multi-modality and tie to transportation planning. Council review

S-3.2	Strategically design transportation options - including bike routes, sidewalks, pedestrian trails and other non-motorized solutions - to support and anticipate land use and economic development goals.
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Commented [CP277]: New. Tied multi-modality to ec dev and land use goals. Council review

S-3.3	Plan for a multi-modal approach to transportation planning that promotes an integrated system of walking biking, transit, auto and other forms of transportation designed to effectively support mobility and access.
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Commented [CP278]: New. Multi-modal system that is integrated.

Goal S-4 Economic Development

Encourage economic development policies and programs designed to support and promote sustainability, resiliency, and energy efficiency. Maintain existing utility systems while seeking to expand the use of renewable energy sources.

S-4.1	Economic development should support and encourage reliance, development and expansion of locally-based business and employment opportunities.
S-4.2	Regulatory and economic initiatives should emphasize flexibility and the ability to anticipate and meet evolving employment, technological and economic patterns.
S-4.3	Land use and regulations should be designed to encourage and support the ability of local residents to work, shop, and obtain services locally.
S-4.4	Encourage and support infrastructure and land use policies that encourage and support home-based work and business activities that supplement traditional business and employment opportunities.

Commented [CP279]: Old S-5 Broadened. Council review. Previously had no policies. All below are new.

Goal S-5 Food Security

Facilitate access to healthy, locally- grown food.

S-5.1	Enhance food security by enabling and supporting of local food production.
S-5.2	Reduce barriers to increase urban agriculture and local food production.

Commented [CP280]: Old Goal S-6. Revised for clarity and brevity. Council review. Previously had no policies. All below are new.

Goal S – 6 Natural Resources

Ensure that the contribution of natural resources to human well-being are recognized, protected and valued.

S-6.1	Restore, connect, and protect natural systems including fish and wildlife habitats, their habitat, groundwater, and critical areas.
S-6.2	Plan for the provision and protection of green infrastructure that include using trees, vegetation, amended soil, bio-retention to reduce development impacts.
S-6.3	Encourage development that respects natural topography.
S-6.4	Encourage water conservation and plan for a lasting water supply.

Commented [CP281]: Old Goal 7. Broadened to include all natural resources previously was focused on water. Council review. Policies below have been revised to reflect natural resources and not just water.

Commented [CP282]: Old S-7.1 made more broad. Just focused on water. Council review.

Commented [CP283]: Old S-7.4 made more broad. Old policy reference water-system diversification but the methods were mitigation or conservations. Use of alternative waste water treatment runs counter to GMA.

Commented [CP284]: New. Council review

Commented [CP285]: Old S-7.3

S-6.5	Work to achieve a sustainable urban forest that contains a diverse mix of tree species and ages in order to use the forest's abilities to reduce storm water runoff and pollution, absorb air pollutants, provide wildlife habitat, absorb carbon dioxide, provide shade, stabilize soils and increase property values.
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Commented [CP286]: New. Council review.

Goal S – 7 Implementation

Establish an implementation framework for the Comprehensive Plan.

Commented [CP287]: New. All policies are new except S-7.3. Council review

S-7.1	Connect plan implementation to the capital planning process
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S-7.2	Connect plan implementation to the annual budgeting process
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S-7.3	Establish simple and easy to measure indicators, bench marks, and targets. Monitor them over time and report back to the community.
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Commented [CP288]: Old S-1.2 and S-1.3 combined. More broad then ecological footprint.

S-7.4	Regularly evaluate and report on implementation progress.
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Goal S – 8 Liveable Built Environments

Ensure that all elements of the built environment, land use, transportation, housing, energy and infrastructure, work together to provide sustainable green places for living, working and recreation, with a high quality of life.

Commented [CP289]: New Goal and policies. Council review.

S-8.1	Focus development and redevelopment on infill sites to take advantage of existing infrastructure.
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S-8.2	Encourage design standards appropriate to the community context that serve to improve or protect both the function and aesthetic appeal of Langley and that enhance our sense of place.
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S-8.3	Provide accessible public facilities and spaces that accommodate persons of all ages and abilities.
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S-8.4	Facilitate the use of green building design and energy conservation.
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Commented [CP290]: Old S-4.1

S-8.5	Discourage development in hazard zones.
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Goal S – 9 Climate Change

Work with public and private partners to develop a strategy and related programs to prepare for and mitigate the potential impacts of climate change, both on city operations and on the broader Langley community.

Commented [CP291]: New. Old S-4 focused on energy efficiency. Too narrow. Also located in LU.

S-9.1	Develop a strategic plan that will help guide and focus resources and program initiatives to 1) reduce GHGs and the city's carbon footprint and the broader community 2) assesses the risks and potential impacts of climate change, and 3) reduces and minimizes these risks.
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Commented [CP292]: New. Council review

S-9.2	Develop policies and strategies for land use and development that result in reduced GHGs for new development as well as redevelopment activities.
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Commented [CP293]: New. Council review

S-9.3	Develop programs and incentives that encourage existing land use, buildings and infrastructure to reduce their carbon footprints.
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Commented [CP294]: New. Council review.

S-9.4	Foster state-of-the-art resource-efficiency in both new and existing buildings and neighborhoods by promoting "green building" concepts such as those outlined by the U.S. Green Building Council and similar organizations.
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Commented [CP295]: Old S-4.1

S-9.5	Foster local renewable-energy generation.
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Commented [CP296]: Old S-4.2

S-9.6	Foster approaches to transportation that reduce per capita fossil fuel use, such as the location of recharging stations for electric vehicles.
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Commented [CP297]: Old S-4.3

S-9.7	Model these examples, where practical and cost-effective, through City facilities and activities.
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Commented [CP298]: Old S-4.4

Goal S-10 Volunteerism

The City will encourage volunteerism throughout the community.

Commented [CP299]: New goal.

S-10.1	Encourage positive and long lasting neighbor-to-neighbor relationships.
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Commented [CP300]: Old S-2.2

S-10.2	Encourage high levels of volunteer participation in both City-related and general community activities.
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Commented [CP301]: Old S-2.3

UTILITIES AND CAPITAL FACILITIES

Commented [CP302]: Combined these two elements

GOAL UCF-1 Utilities and Capital Facilities Planning

The city and third party utility providers shall plan for and strive to adequately provide needed capital facilities and utilities to all properties within the city that protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly and compact growth to accommodate anticipated growth and consistent with the community’s goals as identified in the Comprehensive Plan and County Wide Planning Policies.

Commented [CP303]: Revised and combined Goal 1 from Utility and CF. Council review

UCF - 1.1	Land use, capital facilities and utilities planning shall be coordinated to the greatest extent possible, not overburden the downstream capacity of the service and not be a financial burden on the city.
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Commented [CP304]: Revised Utilities Objective 1.a Council review

UCF - 1.2	In partnership with utility providers, identify and map the location of existing, proposed and newly installed capital facilities and utilities, in partnership with utility providers.
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Commented [CP305]: Revised Utilities Objective 1.b Council review

UCF – 1.3	New development, including long and short subdivisions, site plan approvals, and building permits for new residential and commercial development, are required to be served by sewer and water. (CWPP3.4.4-6)
a)	Variations or waivers may be considered for new non-residential development or single family residential construction due to topographical constraints or lack of approval by contiguous land owners.
b)	Variations and waivers will not be considered for short and long subdivisions.
c)	Where septic systems and wells have been permitted for new development they shall be considered temporary and interim solutions until such time that City sewer and water is available

Commented [CP306]: Revised Utilities Objective 1. E Council review
Also located LU-7.1. CWPP 3.4.4-6

UCF – 1.4	City sewer and water shall not be extended outside the UGA unless necessary to respond to a documented public health hazard caused by existing development which cannot be remedied in any other reasonable way. Where contiguous to the City boundary inclusion into the UGA, annexation and a development agreement shall be conditions of extending sewer and water services to these properties. (CWPP 3.6.1) Where the property is not contiguous to the City boundary a development agreement shall be required and the extension of services shall not facilitate urban development.
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Commented [CP307]: Revised Old Utilities Objective 1. G.

UCF – 1.5	Capital facilities planning within the PGA shall be undertaken jointly with the County.
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Commented [CP308]: New Council review

UCF – 1.6	Process permits and approvals for utility facilities in a fair and timely manner and in accord with the development regulations, which encourage predictability.
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Commented [CP309]: Was Utilities Goal 3

UCF-1.7	The city shall reassess the land use element of this plan if the funding necessary to meet identified capital facilities to support the anticipated growth is not available in a timely manner. In planning for capital projects and facilities the city shall consider the long-term economic and social benefits of projects that include placemaking elements that capitalize on Langley’s small town charm and increase its attractiveness as a place to live, work or visit.
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Commented [CP310]: Was CF-Goal 2

GOAL UCF-2 Capital Improvements

Capital improvements shall be provided to correct existing deficiencies, to replace worn out or obsolete facilities and to accommodate desired future growth.

Commented [CP311]: Was CF Goal 1, Objective A

UCF -2.1	Improvement projects identified for implementation in the other elements of this plan and determined to be of relatively large scale and cost \$5,000 or more shall be included in the six-year Capital Improvement Program.
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Commented [CP312]: Was CF policy 1.A.1

UCF – 2.2	Proposed capital improvement projects shall be evaluated and prioritized using the following criteria and be consistent with the rest of the Comprehensive Plan :
a)	Corrects existing deficiencies or replaces needed facilities
b)	Eliminates a public hazard
c)	Eliminates a projected capacity deficit.
d)	Achieves State agency plans
e)	Facilitates economic development
f)	Reduces demand
g)	Other capital improvements are being undertaken in the same location.
h)	Outside funding sources have been secured.
i)	Financially feasible

Commented [CP313]: Old CF 1.A2 minor revisions. Removed ‘all’ criteria as this is impossible – Council review

Commented [CP314]: UCF – 2.2 g to h are new. Council review

UCF – 2.3	The City will review the feasibility of developing an asset management program for all its infrastructure and capital facilities.
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Commented [CP315]: New policy. Council review.

GOAL UCF-3 New Development

New development shall bear its fair share of utility infrastructure improvement costs.

Commented [CP316]: Old CF Objective B

UCF - 3.1	City sewer and water connection fee revenues shall be allocated primarily for capital improvements related to their expansion.
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Commented [CP317]: Old CF Objective B

UCF – 3.2	New development shall pay for the capital improvements necessary to serve the project or proportional to the project’s impact.
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Commented [CP318]: Old CF 1.B.2 – minor revision

UCF – 3.3	The city may at its discretion participate in funding infrastructure for projects that serve the public interest
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Commented [CP319]: Old CF 1.B.2 split into 2 policies

UCF – 3.4	The City may establish incentives including for example reduced connection fees for sewer and water to encourage a mix of housing types and affordability.
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Commented [CP320]: Old 1.B.2 – minor revision. Council review

UCF – 3.5	The cost of related on and off site improvements necessary to facilitate a specific development shall be borne by the proponent and shall not result in a diminished LOS without mitigation.
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Commented [CP321]: Was Utility Objective 1. H revised Council review

GOAL UCF-4 Fiscal Management

The city shall manage its fiscal resources to support the provision of needed capital improvements.

Commented [CP322]: Was CF – Obj C

UCF – 4.1	The city shall continue to adopt an annual capital budget and a six-year capital improvement program.
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Commented [CP323]: Was CP 1.C.1

UCF – 4.2	The city shall seek out all possible funding sources to finance capital improvements including for example private funds, grants and bonds.
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Commented [CP324]: Was CP 1.C.2

UCF – 4.3	Fiscal policies to direct expenditures for capital improvements will be consistent with other Comprehensive Plan Elements.
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Commented [CP325]: Was CP 1.C.3

GOAL UCF-5 Levels of Service

The city shall coordinate land use decisions and financial resources with a schedule of capital improvements to provide existing and future capital facility needs.

Commented [CP326]: Was CF Objective D.

UCF – 5.1	The city and/or developers shall provide for public facilities and services needed to support development concurrent with the impacts of such development. To the greatest extent possible these facilities shall meet adopted Level of Service standard.
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Commented [CP327]: Was CF Objective 1D.1 revised to removed reference to a concurrency management system as it doesn't exist. Council review.

UCF – 5.2	The city will emphasize capital improvement projects, which promote the conservation, preservation or revitalization of commercial and residential areas, or improve functionality.
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Commented [CP328]: Was CF 1.D.3

UCF – 5.3	The city shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:
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Commented [CP329]: Was CF 1.D.4 includes LOS as below.

a)	Drainage swales: 25-year, 24-hour peak flows.
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Commented [CP330]: Was CF 1.D.4 a.

b)	Stormwater management systems: Retain on-site the runoff from 25-year, 24-hour storm at peak discharge rates.
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Commented [CP331]: Was CF 1.D.4 b

c)	Traffic circulation: a. Roadway link specific for all roadways in the city's jurisdiction. The LOS by segments is indicated in the Transportation Element.
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	<ul style="list-style-type: none"> b. Major collector: LOS B at peak hour traffic c. State highway and county road: LOS A over 24-hour period, off-season traffic d. Collectors and local roads
d)	Sanitary Sewer: 110 gallons per person per day
e)	Potable Water: Yearly average 125 gallons per capita per day (gpcd) raw water source (dry season 154 gpcd) including a 10% contingency; 189 gpcd treatment and pumping capacity, plus 120,000 gallons per day fire reserve.

Commented [CP332]: Was CF 1.D.4. a

Commented [CP333]: Was CF 1.D. 4. b

GOAL UCF – 6 Water Management

The City shall protect the public interest in managing surface water drainage, groundwater resources, and related functions of drainage basins, watercourses and shoreline areas.

Commented [CP334]: New. Council review

UCF – 6.1	New development shall be required to manage stormwater run off to maintain pre- and post-development flows, water quality and any discharge off site shall be treated. Green infrastructure is encouraged.
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Commented [CP335]: Old Utilities Objective 1.f. and i.

UCF – 6.2	The City shall partner with Island County on public education related to requirements for on-site septic systems.
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Commented [CP336]: New. Council review.

UCF – 6.3	The City shall work with the Island County's Health Department and Water Resources Advisory Committee to monitor groundwater resources in particular in relation to the City's drinking water supply.
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Commented [CP337]: New. Council review

UCF – 6.4	The City shall prepare guidelines regarding low-impact development measures. (LMC Chapter 15 Source document Low Impact Development Technical Guidance Manual for Puget Sound (Puget Sound Action Team Publication No. PSAT 05-03))
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Commented [CP338]: New. Council review

UCF – 6.5	A hydrogeologic site evaluation may be required prior to approval of development identified by the Director of Public Works or Community Planning as having the potential for groundwater contamination and may include a mitigation plan inclusive of monitoring, process controls, remediation and possible alternatives.
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Commented [CP339]: New. Council review

UCF – 6.6	The City shall work with the Island County to manage stormwater on contiguous lands in the JPA.
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Commented [CP340]: New. Council review

UCF – 6.7	Review the Langley Well Head Protection Plan.
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Commented [CP341]: New. Council review

UCF – 6.8	Post-development run-off to city systems shall not exceed the pre-development discharge volume and/or rate to ensure the level of service of the existing stormwater system is not compromised. In instances where the physical conditions of the site cannot accommodate on-site retention of stormwater the city stormwater system must be able to accommodate the increased flow.
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Commented [CP342]: Was CF Objective 1.D. Drainage b.

GOAL UCF – 7 Utilities

Work with utilities and property owners to maximize efficiencies for the provision of utility services.

Commented [CP343]: Was Utilities Objective 3

UCF – 7.1	Promote when reasonable and feasible the co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions to the public and disturbances to the environment, and to reduce the cost to the public of utility delivery.
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Commented [CP344]: Was Utilities Objective 3.a.

UCF – 7.2	Use existing and identified future utility corridors for joint uses, such as trails, open space, and recreation.
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Commented [CP345]: Was Utilities Objective 3.b

UCF – 7.3	Provide timely effective notice to utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing roads.
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Commented [CP346]: Was Utilities Objective 3.c

UCF – 7.4	Encourage provision of an efficient, cost effective and reliable utility service by ensuring land will be made available for the location of utility lines, including location within public transportation corridors, consistent with franchise terms and conditions including the possible payment of annual fees.
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Commented [CP347]: Was Utilities Objective 3.d

UCF – 7.5	Promote the extension of distribution lines to and within the designated urban growth area. Coordinate land use and facility planning to allow eventual siting and construction of distribution lines within right-of-way which are being dedicated or within roads which are being constructed or reconstructed.
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Commented [CP348]: Was Utilities Objective 3.e

UCF – 7.6	Review and amend existing regulations as necessary to allow maintenance, repair, installation and replacement of utilities, where consistent with the overall goals of the comprehensive plan.
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Commented [CP349]: Was Utilities Objective 3.f

UCF – 7.7	Provide information needed by public, quasi-public and private utilities to identify and plan for future service development.
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Commented [CP350]: Was Utilities Objective 3.g

UCF – 7.8	Encourage system design practices intended to minimize the number and duration of interruptions to customer service.
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Commented [CP351]: Was Utilities Objective 3.h

UCF – 7.9	Ensure that the goals, objectives, and policies of this plan and the implementing development regulations are consistent with the public service obligations imposed by federal and state laws on utility service agencies.
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Commented [CP352]: Was Utilities Objective 3. i

GOAL UCF - 8

Encourage water and energy conservation and greenhouse gas reduction and facilitate demand side management.

Commented [CP353]: Old Utilities Objective 2 broadened. Council review

UCF – 8.1	Remove barriers and facilitate the installation of renewable sources of energy including solar, wind, geothermal, biomass, and high efficiency buildings.
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Commented [CP354]: Old Utilities Obj 2. a. and b.

UCF – 8.2	The City should consider adopting demand site management and conservation programs that reduce water and energy consumption and greenhouse house gas emissions.
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Commented [CP355]: New Council review

GOAL UCF – 9 Critical Areas

The installation and ongoing maintenance of utilities and capital facilities shall not negatively impact sensitive natural areas, critical areas and human health.

Commented [CP356]: Part of old Goal 1 Utilities.

UCF – 9.1	Locate facilities to reduce negative impacts to natural features, sensitive areas, and water quality and quantity. Where feasible, relocate existing facilities located in sensitive areas.
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Commented [CP357]: Old Utilities Obj 2. C and Goal 2.

UCF – 9.2	Minimize environmental degradation from utility facility installation, replacement, repair, and maintenance.
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Commented [CP358]: Was Utilities Goal 4

UCF – 9.3	Employ siting policies, which minimize human exposure to potentially harmful effects of utility facilities.
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Commented [CP359]: Was Utilities Goal 5

ECONOMIC DEVELOPMENT

GOAL ED-1

Foster a balanced, diversified local economy that serves local residents, visitors, and markets elsewhere.

Commented [CP360]: No Change

GOAL ED-2

Recognize arts, culture and education activities and organizations as foundational components of Langley's economy. Work in partnership to encourage and support them to flourish.

Commented [CP361]: Goal 2 and 3 combined. Council review

ED – 2.1	Establish a performing arts district along Camano Avenue and adopt a zoning overlay for this area.
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Commented [CP362]: New. Council review.

ED – 2.2	The Arts Commission Master Plan shall be the primary guide for arts related activities in the city.
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Commented [CP363]: New. Council review

GOAL ED-3

Maintain and enhance the existing downtown area as Langley's retail and civic center and in particular its intimate and walkable scale as well as its small-town atmosphere and character while addressing the downtown's planning and infrastructure issues.

Commented [CP364]: Old goal 4. Minor revision for clarity

ED – 3.1	Encourage residential use above ground floor commercial uses to create a vibrant downtown day and night.
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Commented [CP365]: New. Council review

GOAL ED-4 Tourist Accommodation

Support opportunities for short-term lodging to serve tourists and strengthen the downtown economy, including an all-seasons RV Park within the city limits.

Commented [CP366]: Old Goal 5, slight revision.

ED – 4.1	Review and update the LMC regarding tourist accommodation and short term rentals.
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Commented [CP367]: New.

GOAL ED-5 Waterfront

Support waterfront property development that fits with Langley's scale and character, consistent with the Shoreline Master Program and includes public use and access.

Commented [CP368]: Old Goal 6. Broadened to whole waterfront and link with SMP. Council review.

ED – 5.1	The City will work with the Port of South Whidbey's to support expansion plans of the marina.
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Commented [CP369]: New. Council review.

GOAL ED – 6 Land use

Incorporate residential use in the downtown and along the waterfront in ways that complement, enhance, and do not detract from the primary commercial, civic, and public uses of these areas, that preserve the scale and character of Langley, and that preserve public views and access in these areas.

Commented [CP370]: Old Goal 7

GOAL ED – 7 Partnerships

Work with civic partners including the Chamber of Commerce, the Langley Main Street Association, the Port of South Whidbey and South Whidbey Parks and Recreation and others to continue to create and promote year round events that appeal to both residents and tourists.

Commented [CP371]: Combined Old Goals 9 and 10

GOAL ED – 8 South Whidbey

Work with South Whidbey economic development interests and infrastructure providers to encourage and attract economic development activities and entrepreneurs that will benefit the region.

Commented [CP372]: New. Council review

ED – 8.1	Foster conditions and work with partners such as Whidbey Telecom to support and attract knowledge-based businesses.
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Commented [CP373]: Old Goal ED - 8. Council review

ED – 8.2	In partnership with stakeholders develop an economic development strategy for the City of Langley and South Whidbey.
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Commented [CP374]: New. Council review

GOAL ED - 9

Foster a supportive and encouraging environment for new businesses to open and existing businesses to expand and flourish.

Commented [CP375]: New Goal. Council review