

**City of Langley
MEMORANDUM**

DATE: September 9, 2010

TO: Mayor Samuelson and Members of the City Council

FROM: Larry Cort, Director of Community Planning

**RE: TRANSMITTAL
PAB Recommendations for the Langley Passage Preliminary Plat
Appeals Filed Contesting the PAB Recommendations**

ATT: Final Recommendations of the Planning Advisory Board, 11 August 2010
Planning Advisory Board Minutes, 24 March 2010
Planning Advisory Board Minutes, 14 April 2010
Planning Advisory Board Minutes, 28 April 2010
Planning Advisory Board Minutes, 12 May 2010
Planning Advisory Board Minutes, 26 May 2010
Planning Advisory Board Minutes, 2 June 2010
Planning Advisory Board Minutes, 9 June 2010
Planning Advisory Board Minutes, 14 July 2010
Planning Advisory Board Minutes, 4 August 2010
Planning Advisory Board Minutes, 11 August 2010
Notice of Appeal, Whidbey Neighborhood Partners, 16 August 2010
Notice of Appeal (plat), Langley Critical Area Alliance, 17 August 2010
Notice of Appeal (SEPA), Langley Critical Area Alliance, 17 August 2010
Notice of Appeal (plat), Whidbey Environ. Action Network, 23 August 2010
Notice of Appeal (SEPA), Whidbey Environ. Action Network, 23 August 2010
Appeal Brief, Whidbey Neighborhood Partners, 2 September 2010
Appeal Brief (SEPA), Langley Critical Area Alliance, 2 September 2010
Appeal Brief (plat), Langley Critical Area Alliance, 2 September 2010
Appeal Brief (plat), Whidbey Environmental Action Network, 2 September 2010
Appeal Brief (SEPA), Whidbey Environmental Action Network, 2 Sept 2010

In accordance with LMC 18.36.040(C), the attached Planning Advisory Board recommendations, findings and conclusions, and minutes (being a summary of the testimony) with respect to the Langley Passage Preliminary Plat application are hereby forwarded to the City Council for final action. In addition, pursuant to LMC 18.36.120(B), five appeals of the Planning Advisory Board recommendations were filed in a timely manner on or before August 23, 2010. Copies of the Notices of Appeal and the Appeal Briefs for each appeal are also hereby forwarded to the City Council with this transmittal. Response Briefs are due by the close of business on Monday, September 13, 2010 and will be forwarded to the City Council on Tuesday, September 14, 2010.

A staff report summarizing the review process to date and the Council's procedural obligations and authority to render a final decision on these matters will be included with the September 20, 2010 Council packet.