

Memo

To: Mayor Samuelson, City Council
From: Larry Kwarsick, Planning Official
Jeff Arango, AICP – Community Planner
Date: April 13, 2011
Re: Update on Planning Activities

Below are updates on our ongoing planning projects/programs:

- **Langley Waterfront Development**
 - Brian Stowell advised staff of his desire to pursue redevelopment of the Drake property within the confines of the existing ownership boundaries. This decision was based upon analysis of two different development options performed by their consultant team. As result, Wharf Street will not be relocated and no change to the COG grant is necessary.
 - A project pre-application conference was held on April 19. The project, as presented in the pre-application, includes five single family units, two retail units, and a waterfront restaurant. A number of permit applications will be necessary including a shoreline substantial development permit and a binding site plan. Public review will be required including design review.
- **Other Permit Activities**
 - All land use permitting and environmental review for the CMA park-and-ride lot has been completed.
 - A shoreline exemption was been issued to the Port of South Whidbey for maintenance and operation activities at the marina, to include boat ramp maintenance.
 - The City extended the permit timeframe for a previously issued shoreline permit for marina improvements, to include a gangway and floats associated with the boat ramp.
- **Urban Growth Boundary (UGA) Reduction**
 - The county informed the city that it cannot prioritize our request for a UGA boundary reduction, but the County, Coupeville, Oak Harbor, and Langley have begun discussions on amendments to the existing County Wide Planning Policies adopted in 1998. The County Wide Planning Policies are the foundation of the City/County inter-local agreements and this work is seen as a first step in addressing the City UGA boundary change request.
 - The recent release of the 2010 census information (see table below) provides further support for the UGA boundary reduction.

ISLAND COUNTY POPULATION

POPULATION	2000	2010	% Change	% Change per year	2025 (staff estimate)
Total Island County	71,558	78,506	+9.7	.97	89,815
Island County (unincorporated)	49,081	53,565	+9.1	.91	60,849
Oak Harbor (incorporated)	19,795	22,075	+11.5	1.1	25,715
Coupeville (incorporated)	1,723	1,831	+6.2	.96	2,094
Langley (incorporated)	959	1,035	+7.9	1.6	1,157

Note the following from the current Compressive Plan:

- *Since 1980, the population has risen from 650 residents to an estimated **1,060** in 2007 (versus the actual 2010 population of 1,035).*
- *The 2007 population for Island County was estimated to be **78,400** (versus the actual 2010 population of 78,506)*
- *The prior OFM 2010 population projection for Langley was 1,127.*
- *The current Interlocal agreement with the County requires Langley to plan for a total of 2,200 residents by the year 2025.*
- *The potential population, if the UGA built out to current zoning, would be 4,255 people or 4 times the current population.*

- **Funicular**

- The city submitted an application to the RTPPO for STP-R funds for a pedestrian funicular consistent with the conceptual development plans for the Wharf Street waterfront. The funicular would provide pedestrian access to the waterfront park, marina, and existing and future commercial/recreational development. The funicular would also provide a convenient connection between the waterfront and the parking lot at the CMA Church. Presentations to the Subregional Technical Advisory review occurred on April 14th and the project rankings are scheduled on April 22, 2011. If the grant is awarded the project will fall under the Federal Transit Administration's (FTA's) jurisdiction and will require consultation with the FTA to determine their willingness to administer the project. Presumably the regional FTA staff that works with Island Transit would be the consulting staff. WSDOT has determined the project to be eligible for STP-R funds.

- **2nd Street Project**
 - Challis will be drafting the Project Prospectus and the Local Agency Agreement, which WSDOT must approve prior to project initiation. It is staff's intention that Jeff Arango lead the streetscape design efforts (Phase 1). A project design engineer will be selected to serve a minor role in Phase 1.
 - Staff plans to expand the scope of the project to include a downtown circulation plan and a parking plan, coupled to parking code amendments.
 - A list of potential members for the project advisory committee is being generated by the Mayor's Office. We anticipate finalizing the committee within the next few weeks.
- **Shoreline Master Plan**
 - ESA Adolfson is under contract and has begun work on the shoreline inventory, analysis, and characterization.
 - A list of potential members for the shoreline advisory committee has been generated by the Mayor's Office. We anticipate finalizing the committee membership within the next two weeks.
 - The public participation plan will commence after the receipt, review, and submittal of the shoreline inventory and analysis to DOE in June of this year.
 - It is staff's opinion that consideration should be given in development of the plan for potential infill development below street level, north of First Street, and the continuation of waterfront development at the marina.
 - The combination of this effort with the 2nd Street streetscape effort should result in a revitalization plan for the city core.
- **Hearing Examiner**
 - Staff suggests that the Council invite Grant Weed to make a presentation on the Hearing Examiner system. Should, after Grant's presentation, the Council want to pursue this course of action, staff will work with Grant Weed's Office to prepare the necessary code amendments and provide an assessment of likely budgetary impacts, to include administrative support of the Hearing Examiner functions. Budgetary impacts could be mitigated by an additional fee for those applications subject to the review of the Hearing Examiner.
 - A draft Hearing Examiner example ordinance and an RFP for Hearing Examiner Services are attached. Staff has identified existing code provisions that might need to be amended depending upon the authority granted to the Hearing Examiner.
- **Whole Langley Code (separate memo attached)**
 - In association with completion of the Whole Langley Code, staff will also prepare code amendments to correct a number of procedural inconsistencies in the

existing code. (Some of these would also be addressed in or coordinated with code modifications associated with a hearing examiner system.)

- We plan to hold off on PAB meetings until the Council reviews the strategy and takes action, preferably as recommended by staff in the separate memo.

- **PAB**

- The PAB has developed an amendment to LMC Section 15.01.725 - Land clearing. The sole purpose of the amendment is to codify procedures to protect trees during the course of onsite construction that are required by a City project decision to be maintained onsite. The proposal has not yet been presented to the public at a public hearing. Staff supports moving forward with the proposal.
- The PAB is also interested in pursuing a tree protection or tree canopy retention standard for the city. This could be presented as a voluntary heritage tree program or a combination of voluntary and regulatory programs. While staff supports the goal and purpose, staff's opinion is that the Planning Agency efforts should be put on hold until the Whole Langley Code, Shoreline Master Plan, and the 2nd Street projects are completed.