

City of Langley
MEMORANDUM

DATE: October 20, 2008

TO: Mayor Samuelson, Members of the City Council

FROM: Larry Cort, Director of Community Planning

RE: **DISCUSSION – Wharf Street Design Implementation**

At the October 6, 2008 City Council meeting, the Council expressed interest in moving ahead with further work on the design principles contained within the Marina Uplands Concept Plan prepared and explained by Ron Kasprisin. In addition, staff also understood that there was support for extending the retaining wall and access drive design principle further south onto the two properties south of Phil Simon Park.

Implementation of the design principles at work in the site plan will include a combination of code amendments, negotiation with landowners, interagency coordination with the Port of South Whidbey, a property survey, public meetings and hearings and further work to refine details in the master plan. The following list describes a number of these steps:

1. **Establish Property Ownership and Topography** – Perform a survey of potentially affected properties to delineate ownership, a topographic survey to map the lowest portion of the bluff and a title search to understand any deed restrictions.
2. **Refine Design Approach** – Prepare more detailed design documents that illustrate the location, massing and key design features that will inform the code amendment process.
3. **Code Amendment** – Amend LMC 16.20.045 to restructure the 50-foot toe of slope setback in this location. The exact location of where the retaining wall could be established would have to be determined dimensionally in the field using the result of the survey. Likewise, the building setback line between the wall and any structure (to leave room for the access drive) would also have to be determined.
4. **Code Amendment** – Amend LMC Chapter 18.16 to allow ground floor residential use in this location. This section would likely describe the circumstances under which this use might be allowed and any associated commercial requirement.
5. **Code Amendments/Design Guidelines** – Draft regulations or design guidelines to capture the approved design intent for the Wharf Street planning area.
6. **Land Exchange** – City staff would open discussions with the two property owners who would be involved in moving at least a portion of the right of way from the existing

location in front of the Drake to the base of the bluff. Obviously, putting this idea into action will require willing property owners.

7. **Private Property Access** – Each property needs to be analyzed from the perspective of how the City will serve it with access and utilities, and for access to parking
8. **Port of South Whidbey** – City staff would coordinate with staff from the Port of South Whidbey to ensure that the prospective changes in land use regulations are consistent with the long-term vision for the marina.
9. **Planning Advisory Board** – The Board is responsible for reviewing all potential amendments to the Langley development regulations and conducts a public hearing before making a recommendation to the City Council.
10. **Environmental Review** – All prospective changes to City development regulations that are reviewable under the State Environmental Policy Act (SEPA) must be analyzed for their potential impact on the environment.
11. **State of Washington Review** – In accordance with State law, most amendments to the Development Regulations must be sent to State agencies for a mandatory 60-day review and comment period.
12. **City Council** – The City Council has authority to adopt amendments to the development regulations, to authorize money to pay for any needed studies and to approve land deals involving city property.