

City of Langley Planning Advisory Board Meeting on March 9, 2011

Attendance:

Members present: Julie Buktenica, Roger Gage, Jim Sundberg, and Gail Fleming
Staff present: Director of Planning Larry Kwarsick.

Jim Sundberg announced that Craig Carty had resigned for health reasons and that mayor Paul Samuelson had appointed Jim Anderson to this open position. This still leaves the alternate position open.

The PAB meeting was called to order by Jim Sundberg at about 4:05 pm.

Approval of Minutes: The minutes of the Jan. 26, 2011 meeting, reconstructed from the Agenda plus notes, were approved as presented. The minutes of the Feb. 23, 2011 meeting were also approved as presented.

Project Status Report: Larry Kwarsick handed out a summary of relevant information from the 2010 census. Questions were raised about the census definition of "vacant." The conclusion from the data is that population has not increased as quickly as expected. The information is available on the County's website but is difficult to find.

Larry Kwarsick reported on a meeting of the County's planning directors, himself, Steve Powers on behalf of Oak Harbor, and a staff person from Island County planning, to begin the process of review and amendment of the Countywide Planning Policies. These were first adopted in 1998 and revised in 1999 and provide directions for the various Comprehensive Plans. Island County stated the group must address the Countywide Planning Policies, then the Interlocal Agreements, and then they can get to the city specific population projections. Larry said he has a word document of the Countywide Planning Policies, which he will distribute to PAB members.

Larry reported asking the City Council to contract with Karen Stewart of Adolfsen Assoc, who is doing the Shoreline Master Program review for Island County. He believes the county's contract asks for a draft master plan. Langley needs inventory, analysis, and characterization of its shoreline. This work must be done by the end of May. The city has a Dept of Ecology CZM grant of \$50,000.00 to do this work. This initial phase is funded at \$20,000.00. Langley Community Planner Jeff will design the public participation part, and will recruit members for a Shoreline Advisory Committee.

Larry said two other priorities for Jeff would be to launch phase 1 of the 2nd Street project, and to work with Ryan Goodman and Challis Stringer on the proposed redesign of the Wharf Street project. In particular, they will work on redesign of the upper corner portion as well as the relocation of the bottom part of Wharf Street. Larry has also been looking at the city's consideration of a grant application for a funicular/ mini-tramway up the bluff, connecting pedestrians from the marina to Cascade.

As to the status of the CMA project, Larry reported that design work was nearly done, and a decision was imminent. Changes in the design relating to the restoration phase include: non-natives have been removed from the restoration plan, additional multi-purpose restoration is now planned, and larger evergreens will be planted to provide immediate screening. Larry said he had spoken with

Curtis Hinman at WSU Extension, and that Cane Engineering had also consulted with Mr. Hinman, mostly on specifics of the rain garden soil mix.

Audience Input: A young man (he did not give his name) from South Whidbey Commons reported that they had planted a lot of primroses around 2nd Street on 2-19-11.

PAB work assignments: Roger Gage agreed to serve on the SMA advisory committee. Jim Sundberg has agreed to serve as the PAB representative on an ad hoc committee to consider the benefits of a Historic Conservation District or a Historic Preservation District. This group will compare the pros and cons of particular ideas, and make a report to City Council within 6 weeks to inform a choice of preferred course of action.

Larry discussed the subdivision and zoning maps, which need to be revised. He thinks Jeff will be ready to begin this project in May. Larry feels the LMC also needs revision. He wants to promote infill, and to create a tiered structure to do this. Larry observed that the amended code is a significant change, complex, and difficult to understand. His goal is to present ideas about how the council can move forward. One example would be to design a matrix of allowed/conditional/prohibited uses in each zone.

Gail Fleming asked whatever happened to the joint PAB/Council meetings which had been useful on this topic. Jim suggested that individual PAB members “sound out” individual council members on the pending subdivision code, to solicit their opinions and move the process forward. Gail said that one council member disagreed fundamentally with the zoning map. Jim said the PAB needs to help council realize that the map is not the cause, but rather the result, of zoning policies.

Returning to PAB work assignments, Larry brings up 2nd Street. There is discussion of the fact that Julie’s term is ending. All parties ask Julie to continue on the PAB. She agrees to consider it, and says she would be willing to participate in the 2nd Street project even if she is no longer a PAB member.

Jim brings up the need for review of the Transportation and Circulation element of the Comp Plan. Larry agrees, saying the Transportation element is barely adequate and needs to be updated, including alternative transportation be incorporated and consideration of the UGA and the JPA and the inconsistencies which could happen if these areas are not annexed and there is no planning. Both Jim and Larry think this is too much to take on right now.

Gail asked about the status of the tree protection ordinance. Larry said he had not had an opportunity to speak with City Council about it yet.

There being no further business, the meeting adjourned at 5:20 PM.