

To: Mayor Samuelson and Members of Langley City Council

Date of Report: May 1, 2008

**Attachments: PPC 08-001, Innovative Tools
PPC 08-002, Subarea Plan Procedures
PPC 08-003, Capital Facilities Plan Update
PPC 08-004, Fair Overlay Zone**

The Policy Process Coordinators (minus the Chair of the Planning Advisory Board as this position is current vacant) forward for Council consideration the following four potential policy changes and/or additions:

PPC 08-001, Innovative Tools
PPC 08-002, Subarea Plan Procedures
PPC 08-003, Capital Facilities Plan Update
PPC 08-004, Fair Overlay Zone

In accordance with the recently adopted procedures, the City Council, with input from administration, staff and the public, shall decide 1) whether the idea will move forward at this time, 2) who will take the next step, 3) what priority it will have in the workflow, 4) how long it should be worked on and 5) which policy process coordinator will oversee the work. To assist in this process, the Policy Process Coordinators have made recommendations on answers to questions 2, 4 and 5.

If an idea is to move forward, then the Council must decide if the potential policy change will follow the "simple issue" or the "complex issue" track. The latter track will result in the development of a range of options following research that will be presented to the Council at a subsequent meeting.

Suggested Additions/Changes To Langley City Policies

Source (Person or group making the suggestion; if a group, include a contact person; include phone and/or email if not part of city government): 2007 Comp Plan, contact Larry

Date April 30, 2008

Description (Give a brief description of the policy issue including, if known, what policies or regulations you would like to see changed.): Langley's current planning regulations don't include planning tools such as land-use budgeting and transfer of development rights that could help implement the goals of the comp plan. We would like to begin developing these tools as they could be applied to Langley.

What do you hope this change will achieve? (What is the goal or intent for making this change.): We hope these tools will allow community design that with more diversity of land use on a walkable, human scale -- and to do so in ways that are fair for property owners and cost-effective for the community.

Send or give this completed form to any of the following Policy Process Coordinators:
 Mayor Pro Tem Robert Gilman (rgilman@context.org), Director of Community Planning Larry Cort (landuse@langleywa.org), City Clerk Debbie Mahler (clerk@langleywa.org), or Chair of the Planning Advisory Board.

To be filled out by Policy Process coordinators

Tracking Number 2008 -

Short name Innovative Tools

Plan or LMC sections likely to be affected TBD

Appropriate persons to work on this issue Robert, Larry, Fred, two PAB members

How long might the work take? 4 months

Fiscal impact? No

Appropriate staff contact(s) Larry

Appropriate oversight PPC Robert

Suggested Additions/Changes To Langley City Policies

Source (Person or group making the suggestion; if a group, include a contact person; include phone and/or email if not part of city government): Comprehensive Plan, contact: Larry

Date May 1, 2008

Description (Give a brief description of the policy issue including, if known, what policies or regulations you would like to see changed.): This issue would address the process for creating subareas and the content of the subarea plans.

What do you hope this change will achieve? (What is the goal or intent for making this change.): In conjunction with the 2007 Comprehensive Plan Amendments, the City will seek to implement in part its 20-year vision by using subareas to recognize differences in Langley's existing and future neighborhoods. This change would formulate the guidelines by which the individual subarea plans will be created.

Send or give this completed form to any of the following Policy Process Coordinators:
Mayor Pro Tem Robert Gilman (rgilman@context.org), Director of Community Planning Larry Cort (landuse@langleywa.org), City Clerk Debbie Mahler (clerk@langleywa.org), or Chair of the Planning Advisory Board.

To be filled out by Policy Process coordinators

Short name Subarea Plan Procedures

Plan or LMC sections likely to be affected Comprehensive Plan

Appropriate persons to work on this issue Robert, Larry, Fred, two PAB members

How long might the work take? 3 months

Fiscal impact? None

Appropriate staff contact(s) Larry

Appropriate oversight PPC Larry

Suggested Additions/Changes To Langley City Policies

Source (Person or group making the suggestion; if a group, include a contact person; include phone and/or email if not part of city government): Staff, to fulfill a GMA requirement

Date April 28, 2008

Description (Give a brief description of the policy issue including, if known, what policies or regulations you would like to see changed.): A Capital Facilities Plan is a required element of our Comprehensive Plan which should contain an inventory of public facilities and services, a set of Level of Services standards for these facilities and services, an assessment of where gaps exist between existing and desired levels, and a 6-year capital improvement program to identify projects and funding sources.

What do you hope this change will achieve? (What is the goal or intent for making this change.): The City has a Capital Facilities Element within its Comprehensive Plan that is both out of date and incomplete in some areas. This change would remedy the current shortfalls.

Send or give this completed form to any of the following Policy Process Coordinators:
Mayor Pro Tem Robert Gilman (rgilman@context.org), Director of Community Planning Larry Cort (landuse@langleywa.org), City Clerk Debbie Mahler (clerk@langleywa.org), or Chair of the Planning Advisory Board.

To be filled out by Policy Process coordinators

Short name Capital Facilities Plan Update

Plan or LMC sections likely to be affected Comprehensive Plan

Appropriate persons to work on this issue Mayor, Council, Department Heads

How long might the work take? 6 months

Fiscal impact? No direct impact from preparation; adopted plan will establish funding priorities and sources for future capital projects

Appropriate staff contact(s) Larry Cort, Debbie Mahler

Appropriate oversight PPC Robert Gilman

Suggested Additions/Changes To Langley City Policies

Source (Person or group making the suggestion; if a group, include a contact person; include phone and/or email if not part of city government): Fairgrounds Road Settlement Agreement, Island County, 2007 Comprehensive Plan

Date May 1, 2008

Description (Give a brief description of the policy issue including, if known, what policies or regulations you would like to see changed.): This change would create a Fairgrounds overlay zone to our Public zoning district that create a set of allowed uses and development standards uniquely crafted to the Fairgrounds site

What do you hope this change will achieve? (What is the goal or intent for making this change.): This change would recognize the unique land use circumstances of the Island County Fairgrounds and encourage multiple use of the facility in keeping with character of Langley.

Send or give this completed form to any of the following Policy Process Coordinators:
Mayor Pro Tem Robert Gilman (rgilman@context.org), Director of Community Planning Larry Cort (landuse@langleywa.org), City Clerk Debbie Mahler (clerk@langleywa.org), or Chair of the Planning Advisory Board.

To be filled out by Policy Process coordinators

Short name Fair Overlay Zone

Plan or LMC sections likely to be affected Title 18

Appropriate persons to work on this issue PAB with planning staff support

How long might the work take? 3 months

Fiscal impact? No

Appropriate staff contact(s) Larry

Appropriate oversight PPC Larry