

STAFF REPORT**FAIRGROUNDS OVERLAY ZONE**

To: Members of Planning Advisory Board

Date of Report: November 6, 2008

Staff Contact: Larry E. Cort, Director of Community Planning

Meeting Date: November 12, 2008

Subject: PUBLIC HEARING - Draft Fairgrounds Overlay District Ordinance

Attachments: Draft New Chapter 18.21 of Langley Municipal Code

This staff report presents draft Chapter 18.21 of the Langley Municipal Code which, if approved, would amend the Langley Municipal Code to create a Fairgrounds Overlay District would identify permitted and conditional uses within said overlay zone and supplementary use standards. The Planning Advisory Board will conduct a public hearing on the proposed code amendment and, following due deliberation, will forward a recommendation to the City Council.

BACKGROUND

As part of the settlement agreement between the City of Langley and Island County regarding the Fairgrounds Road easement, the City agreed to work with the Fair Association to clearly identify permitted uses and standards that would apply to the Island County Fairgrounds site. To fulfill this commitment, the "Fairgrounds Overlay Zone" was first created within the Langley Comprehensive Plan that was adopted in December 2007.

The work to implement the Fairgrounds Overlay Zone concept was initiated in mid-2008 in discussions between the Planning Advisory Board and Dan Ollis, Chair of Fair Association. In August, these discussions yielded a draft new chapter of Langley Municipal Code. This draft was forwarded to the State Department of Community Trade and Economic Development (CTED) on August 27, 2008 to begin the 60-day review period required by the Growth Management Act. No comments have been received from any State agency. On September 10, 2008, the City's Environmental Official issued a Determination of Non-significance (DNS) under the State Environmental Policy Act (SEPA) on the proposed action. The comment period for this decision concluded on September 25, 2008 with no comments received.

As a potential amendment to Title 18 of the Langley Municipal Code, the Planning Advisory Board must conduct a public hearing on this proposal and make a recommendation to the City Council. The public hearing has been scheduled for November 12, 2008 after proper notice. The order of business will be to open the public hearing, hear a report from the staff, accept public testimony, ask questions of the public or staff, close the public hearing, deliberate on the draft ordinance itself and pass a recommended action on to the City Council.

FORM OF MOTION

I move to recommend that the City Council approve new Chapter 18.31 of the Langley Municipal Code entitled "Fairgrounds Overlay Zone" as written/as amended.