CITY OF LANGLEY
ORDINANCE NO. __________

AN ORDINANCE OF THE CITY OF LANGLEY, WASHINGTON, RELATING TO THE CITY ZONING CODE CONTAINED IN TITLE 18 OF THE LANGLEY MUNICIPAL CODE AND THE P-1 PUBLIC ZONING DISTRICT; AMENDING SECTION 18.19.010 – PRINCIPAL USES.

WHEREAS, the City of Langley established a P-1 Zoning District to accommodate public land uses; and

WHEREAS, the P-1 Zoning District does not allow commercial land uses; and

WHEREAS, vacant and underutilized buildings are not in the interest of the city; and

WHEREAS, allowing a broader range of land uses in the P-1 Zoning District while continuing to emphasize public uses is consistent with the Langley Comprehensive Plan; and

WHEREAS, allowing low impact commercial uses in the P-1 District allows for the most efficient use of existing space when demand for public uses is reduced; and

WHEREAS, by limiting commercial use to existing buildings the city will minimize impacts to the surrounding neighborhoods and existing commercial districts in the city; and

WHEREAS, in accordance with RCW Chapter 36.70A, the City’s request for expedited review was received by the State of Washington Department of Commerce on October 5, 2012 and was granted on November 14, 2012; and

WHEREAS, the City's SEPA Responsible Official has reviewed this Ordinance and related environmental checklist and has issued a Determination of Non-significance (DNS) threshold determination under the State Environmental Policy Act (SEPA); and

WHEREAS, after due and proper notice the PAB held a public hearing on October 8, 2012, on the proposal; and

WHEREAS, the Planning Advisory Board (PAB) considered the staff report and public comment received and recommended that, with amendments responsive to the public testimony and suggestions of PAB members, this Ordinance be adopted; and

WHEREAS, on October 23, 2012, the PAB issued written Findings of Fact, Conclusions of Law and Recommendation (“Recommendation”) attached hereto as Exhibit A, in which the PAB recommended that the City Council adopt the proposed amendments; and

WHEREAS, on __________, 2012, the City Council in open public meeting reviewed the Recommendation of the PAB and supports the Recommendation;
NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LANGLEY, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 18.19.010, Principal Uses, of the Langley Municipal Code is hereby amended to read as follows:

18.19.010 Principal uses.
Principal uses in the P-1 zone are:
A. Municipal facilities, such as watersheds, reservoirs, sewage treatment plants, police and fire stations, City Hall/offices, and parking lots to include public/private partnerships.
B. Public schools and grounds, administrative office and related facilities.
C. Public parks and open space areas.
D. Other governmental facilities, such as Fairgrounds.
E. Private utilities that are regulated by the State, and therefore, quasi-public entities.
(Ord. 733, 1996)
F. In buildings that were legally in existence prior to September 1, 2012 the following uses are permitted:
   1. Offices
   2. Medical-Dental Clinic
   3. Day Care Center
   4. Personal Services
   5. Social and Recreational Facilities

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 3. Effective Date. This Ordinance will be in full force and effect five days after publication of an approved summary thereof consisting of the title.

PASSED by the City Council and APPROVED by the Mayor on the 25th day of January, 2012.

Larry Kwarsick, Mayor

ATTEST:

Debbie L. Mahler, Finance Director/Clerk

APPROVED AS TO FORM:

Michael R. Kenyon, City Attorney