1) Call to Order and Roll Call
2) Approval of the Minutes – September 10, 2014
3) Public Comment for Items not on the Agenda
4) DISCUSSION: Comprehensive Plan Update
   a) Review Executive Summary
   b) Vision Statement
5) Langley Lift View Assessment
6) Project Updates
7) Other Board Member Items Not on the Agenda
8) Adjourn

Next Meeting: November 5, 2014
The meeting was called to order at 3:12 PM.

ATTENDANCE: Gail Fleming, Dominique Emerson, Aaron Simpson, Roger Gage
Absent: Sue Walsh, Paul Goldfinger
Staff: Jeff Arango, Cheryl Knighton

Motion by Roger to approve the August 19, 2014 minutes, second – Aaron, approved.

Public Hearing – Standards for maintenance and demolition of historic structures in the Central Business District

Dominique opened the public hearing at 3:15pm. Three people were present from the public, Robin Black, Bob Waterman and Jim Sundberg. Jeff gave a summary of the proposal. This would affect any building that is listed on the National Register of Historic Places or the Washington Heritage Register. Anyone who requests a demolition would have to apply to the Historical Preservation Commission and would then go to a public hearing before a recommendation to the council and on to a Hearing examiner if need be. The attorney is in agreement with the proposal, therefore staff recommends that the PAB adopt findings of the fact. Some discussion by the public regarding the standards and if it would be retroactive. Bob Waterman is in favor of the proposal.

Motion by Gail to approve Findings of the Fact, second, Aaron. Approved.

Motion to close public hearing, Aaron, second Roger. Closed at 3:32pm.

Discussion 2016 Comprehensive Plan Update.

Vision Statement

Jeff has not had much time to work on this, but will bring forward more information at the next PAB meeting. Jeff will forward the Vision Statement for them to review so they can read it and come back with some ideas. Jeff would like some elements from the board and the public regarding what they would like to see in Langley. Progress can be added to the Design Langley website for the public to read.

The board feels it needs more publicity. (Design Langley) Possibly send a flyer out in the water bills next time. Robin mentioned the Infusion software that is being worked on, and the possibility of connecting Design Langley with it.

Mind-mixer Community Engagement Tool

Just another way to communicate with the public. Jeff explained how it would work. It is more of a running dialog. Jeff is still looking into it and how other communities of our size utilize it. There is a subscription of around $3000 a year.
Project Updates:

Jeff said we have received some public input on the 2nd street overlay. There will be a public hearing on the 15th at the regular council meeting. Most of the input so far has been for it about 80% for it. Does not feel parking will be an issue. Some discussion regarding the parking and if a lounge, could possibly be part of the restaurant.

The Langley lift has not been received well. Most of the comments have been 90% against. Visual impact and maintenance seem to be the biggest factor of the opinions so far.

Meeting adjourned 4:25PM.
Staff Report

To: Planning Advisory Board (PAB)
From: Jeff Arango, AICP – Director of Community Planning
Date: September 26 2014

Re: Comprehensive Plan Update – Vision Statement

As discussed at the September 10, 2014 enclosed are the existing vision statement from the adopted comprehensive plan and a draft of a proposed update. Please review each and be prepared to discussion and provide suggestions for key elements of the vision statement. The 9 goals in the existing vision statement have been for the most part carried forward to the new draft proposal with the addition of one goal focused on the downtown. Categories have been proposed for each goal to provide clarity and more clearly illustrate the city’s major policy goals. Once the vision statement is finalized the next step will be to review each element of the comprehensive plan to identify key areas that need to be revised. The city is also required to review development regulations, including critical area regulations, to identify areas that need to be revised.

Staff also plans to produce a white paper on the population and employment forecasts as they relate to the resizing of the UGA to be posted on the city’s website and designLangley for public review and comment. A public workshop meeting should be planned for January to present this information to the public and get public input for development of the comprehensive plan update.
Existing Vision in Comprehensive Plan:

VISION OF FUTURE FOR THE CITY OF LANGLEY

The future of Langley is determined both by the actions and plans of those who have come before us and by those today who take an active part in shaping the city’s future. Active citizen involvement is essential if Langley is to be the result of planned, purposeful actions or the result of a series of unplanned, uncoordinated events. Each generation makes a contribution to the future of the city. This plan reflects the current attempt to define the future of Langley. Langley will continue to grow and change but not lose its essential character and vitality as a small town set in a semi-rural setting with a well-defined center with commercial, cultural, and residential components within walking distance for many residents and tourists alike. The city is further characterized by stunning views of Puget Sound and mountains; friendly, neighborly people; and an appreciation of the surrounding environment.

The vision should be read as describing the community we wish Langley to become in the next 20 years.

Langley is the most diverse community on South Whidbey, with its cultural, boating, tourist, and commercial activities and services. What sets Langley apart from all other centers on South Whidbey is the diversity of residential, commercial, cultural, recreational, and educational activities that flourish and continue to grow. The city is marked by a strong retail center in the downtown area, catering to both residents and tourists. Tourism is integrated into the local economy; the affordability of housing, goods, and services is maintained for residents; and the livability of the community endures. Pedestrian access has been enhanced as a means of preventing a further commitment to vehicular facilities (parking areas have been designated outside the downtown area to relieve downtown congestion and facilitate pedestrian movement in the downtown area). By making pedestrian circulation easy and enjoyable, the downtown core and strong residential community can be maintained and enhanced.

Cottage-based industries and home occupations have a strong presence in the community. The waterfront area is characterized by public parks, pathways, marine-related industry and the major marina on South Whidbey, serving both residents and visitors.

Langley is a regional center of culture. The city offers high-quality arts and entertainment and hosts many festivals and events. Anywhere in town, we are only a convenient bike ride or walk from work, classes, dining, entertainment and recreation. This closeness reinforces the tie between Langley’s economy, culture, and residential community. People live here because they enjoy being in the midst of the natural beauty and cultural amenities in Langley.
The nine goals identified below are deemed to be essential in maintaining a satisfactory quality of life for Langley. These goals will endure as the comprehensive plan is implemented, specific measurable tasks are accomplished, and changes occur. As the comprehensive plan is updated to account for changing conditions and completion of the policies or objectives identified in each element, the goals in this vision will provide direction for such revisions.

- The City of Langley should provide an effective stewardship of the environment to protect critical areas and conserve land, air, water, and energy resources.

- The City of Langley should encourage changes that promote livability, pedestrian orientation, and thoughtful design, and limit stress factors such as noise and air pollution and traffic congestion.

- The City of Langley should use local resources whenever possible to encourage local involvement in community actions and to enhance community pride. This should include continued encouragement of public and private involvement in community traditions, as well as encouragement of volunteerism and activism.

- The City of Langley should encourage the local economy by providing a timely review of projects and allowing a diversity in the range of goods and services, and recognize that as the economy changes, employment opportunities should be balanced with a range of housing opportunities.

- The City of Langley should enhance the opportunities for enjoyment of recreational activities, providing a range of activities for all ages. The enjoyment and educational value of such activities is enhanced by diversity in the available choices.

- The City of Langley should encourage and support cultural activities and the arts as an integral element of the community.

- The City of Langley should identify the public improvements needed to properly serve existing and planned future growth and the means to finance these improvements so that they are implemented in a timely and equitable manner.

- The City of Langley should encourage community support by ensuring that officials are accessible to the public.

- The city is also committed to working with Island County, Port of South Whidbey, Island Transit, South Whidbey School District, and other relevant jurisdictions to coordinate and resolve regional issues.
Langley’s Vision for the Future

The City of Langley maintains it’s small town historic charm and unique sense of place that is characterized by the convergence of beautiful and inspiring natural and built environments. The city continues to be vibrant, artistic, human-scaled, walkable and support social and cultural connections amongst locals and visitors. Due to these assets Langley continues to be the artistic, cultural, retail, service and entertainment center for South Whidbey attracting visitors, retirees, businesses and new families to the community.

Langley’s assets have been strengthened by new development and growth that fits with the strong sense of place and community identity of the city while preserving key cultural, historical and environmental assets including:

• The marina has been further expanded to support economic development and marine access to the city as well as greater access to the waterfront for locals and visitors.
• New mixed-use, multi-family and mixed-use housing has been integrated seamlessly into the community in appropriate areas with high quality design that respects the local character and minimizes impacts on critical areas.
• The City continues to support a number of non-profit organizations that meet the needs of the local community.
• Knowledge workers, those that have the freedom to work anywhere, have increasingly chosen to locate in Langley with their families due to broadband access and the variety of artistic, natural resource and cultural amenities.
• The city has preserved land in and around the city for recreation and environmental benefits.
• Artisan manufacturing and associated light industrial uses have integrated into the city and are driving new investment the local economy.

The City has continued investing in public infrastructure with new street design and public space investments that provide placemaking opportunities to be capitalized on by the local community stakeholders as a means to increase the vibrancy, economic activity, social interaction and amusement in the downtown core.

To achieve the above vision the City of Langley has the following ten goals:
1. **Downtown Vitality.** The City of Langley should maintain and enhance the downtown core as the economic, cultural, retail and social hub of the community to attract residents, businesses, organizations and businesses to the community.

2. **Environmental Stewardship.** The City of Langley should provide an effective stewardship of the environment to protect critical areas and conserve land, air, water, and energy resources.

3. **Community Design.** The City of Langley should encourage changes that promote livability, pedestrian orientation, and thoughtful design, and limit stress factors such as noise and air pollution and traffic congestion.

4. **Local Economy.** The City of Langley should use local resources whenever possible to encourage local involvement in community actions and to enhance community pride. This should include continued encouragement of public and private involvement in community traditions, as well as encouragement of volunteerism and activism.

5. **Diverse Economy.** The City of Langley should encourage the local economy by providing a timely review of projects and allowing a diversity in the range of goods and services, and recognize that as the economy changes, employment opportunities should be balanced with a range of diverse housing opportunities.

6. **Recreational Amenities.** The City of Langley should enhance the opportunities for enjoyment of recreational activities, providing a range of activities for all ages. The enjoyment and educational value of such activities is enhanced by diversity in the available choices.

7. **Arts + Culture.** The City of Langley should encourage and support cultural activities and the arts as an integral element of the community.

8. **Public Investment.** The City of Langley should identify the public improvements needed to properly serve existing and planned future growth and the means to finance these improvements so that they are implemented in a timely and equitable manner.
9. **Public Participation.** The City of Langley should encourage community involvement by ensuring effective communication, providing ample and diverse opportunities for input, and empowering people to be involved in the planning, design and development process.

10. **Partnerships.** The city is also committed to working with Island County, Port of South Whidbey, Island Transit, South Whidbey School District, and other relevant jurisdictions to coordinate and resolve regional issues.
LANGLEY LIFT

View Impact Assessment

An elevator tower and pedestrian bridge connecting Wharf Street to Cascade Avenue has been proposed to improve access to the shoreline and marine. As the goal of the City is to protect existing views from shoreline upland areas, a view analysis for the proposed project provides a preliminary assessment of potential view impacts. Views of the Saratoga Passage, Camano Island, the Cascade Mountains, and the north-facing bluff are considered. Depictions of the bridge and elevator tower are based on provided site and building plans, and are for the purpose of considering impacts of public views.

View south on Cascade

The bridge and elevator tower do not significantly impact the views east to the Cascade Mountains from along Cascade Avenue. Views of the bluff to the north may be obscured by the bridge.

Potential view impact

View east towards Cascade Mountains

Views of Camano Island and the Cascade Mountains are maintained along Cascade Avenue to the north of the bridge and tower. Views south toward the bluff may be impacted by the bridge.

Potential view impact

View north on Cascade

Where viewed from the south, the bridge and tower may impact the views to the north of Camano Island and the Saratoga Passage. Views east to the Cascade Mountains are not significantly impacted.

Potential view impact