

WHY THE CITY OF LANGLEY PLANS

1) To Implement the Growth Management Act (GMA)

The Growth Management Act passed in 1990 in response to rapid population growth, concerns with suburban sprawl, environmental protection, and quality of life and requires local governments to adopt Comprehensive Plans, establishes mandatory elements together with more detailed requirements that must be included in these Plans. The GMA also contains goals to guide the development of Comprehensive Plans and development regulations. **Through the planning process local governments prepare goals and policies for these elements that are relevant and address the specific needs of the jurisdiction.** Following adoption of the Comprehensive Plan the local government prepares and adopts development regulations and other strategies to implement the Plan.



2) To Promote Desired Changes and Preserve Community Assets

Planning is a technical, political and public process concerned with the development and use of land, planning permission, protection and use of the environment, public welfare, and the design of the urban environment, including its infrastructure. In order to preserve valuable community assets and promote desired changes, **the city must actively plan and effectively implement those plans.** A plan is a set of actions taken towards a desired outcome whether that outcome is preserving a historic building, an infill development project, or paving a street. Each of these actions, to be successful, requires vision, planning analysis, and community engagement. A plan is only as good as the extent to which it is implemented. Therefore, the City plans in order to guide control its future for the benefit of the entire community and for future generations.



3) To Involve the Citizens in the Decision-Making Process

Planning is both a process and a product. The process component of planning requires active civic engagement to make good decisions, gain public support, and ultimately leads to faster implementation of local plans. The process aspect of planning should not be confused as an end, but rather a means to an end, which is the realization of local plans. **This is why we plan.**

PURPOSE OF THE COMPREHENSIVE PLAN

A comprehensive plan is a broad statement of the community's values and vision for its future. It is a policy road map that directs orderly and coordinated physical development of the City for the next 20 years. It anticipates change and provides guidance for action to address and manage that change. The City of Langley's Comprehensive Plan is specifically intended to sustain and enhance the City's character and identity as a unique and vibrant small historic coastal town.

Langley's Comprehensive Plan contains goals and policies to guide growth issues in the City of Langley, unincorporated land in its Urban Growth Area and to a lesser extent lands in the Joint Planning Area. The City of Langley is interdependent with other communities in the county, the unincorporated county area, and the Puget Sound region. In such circumstances, the long-term planning for the city needs to be adapted to unexpected or rapid changes. Therefore, rather than simply prioritizing actions, this plan assists the management of the city by providing policies to guide decision-making, capital improvement plans and budgeting. The plan includes the following elements:

- **Sustainability**
- **Economic Development**
- **Land Use**
- **Housing**
- **Transportation**
- **Capital Facilities and Utilities**
- **Parks, Open Space, and Trails**



VISION



The City of Langley maintains its small town historic charm and unique sense of place that is characterized by the convergence of beautiful and inspiring natural and built environments. Because of these wonderful assets Langley has been called the “Village by the Sea”. **It continues to be vibrant, artistic, human-scaled, and walkable community that and supports 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 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 single-family 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, and cultural amenities.
- The city has preserved land in and around the city for recreation and environmental benefits.
- Artisan manufacturing and associated cottage industries have integrated into the city and are driving new investment in 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 local community stakeholders as a means to increase the vibrancy, economic activity, social interaction and amusement in the downtown core.

To achieve this vision the City of Langley has the following goals:



1. **Environmental Stewardship.** The City of Langley provides an effective stewardship of the environment to protect critical areas and conserve land, air, water, and energy resources as well as shoreline views.
2. **Downtown Vitality.** The City of Langley maintains and enhances the downtown core as the economic, cultural, retail and social hub of the community to attract residents, businesses, organizations and businesses to the community.
3. **Community Design.** The City of Langley encourages 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 uses 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 encourages 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. **Diverse and Affordable Housing.** The City of Langley actively plans for diverse and affordable housing options that promote innovative styles of development and integrate seamlessly with existing development patterns.
7. **Recreational Amenities.** The City of Langley enhances 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.
8. **Arts + Culture.** The City of Langley encourages and supports cultural activities and the arts as an integral element of the community.
9. **Public Investment.** The City of Langley identifies 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.
10. **Public Participation.** The City of Langley encourages 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.

To achieve this vision the City of Langley has the following goals:

11. **Partnerships.** The city commits 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.
12. **Preservation.** The City of Langley identifies and encourages the preservation of lands, sites, and structures that have historical or archaeological significance. Continue preservation of scenic entrances into Langley and enhance buffering between roadways and development.
13. **Community Character.** The City of Langley preserves and enhances the existing small town and historic character of Langley.
14. **Knowledge Based Businesses and Workers.** The City of Langley actively promotes Langley as a hub for Knowledge Based Businesses and Workers that have the freedom to locate anywhere.



GROWTH MANAGEMENT ACT GOALS



Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing.

Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the state's natural resources, public services, and public facilities.

Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

GROWTH MANAGEMENT ACT GOALS

Open Space and Recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Citizen Participation and Coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Public Facilities and Services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Historic Preservation. Identify and encourage the preservation of lands, sites, and structures, which have historical or archaeological significance.

Shorelines. The goals and policies of the state shoreline management act (RCW 90.58.020) are goals and policies of the Growth Management Act.

