

The Changes: General

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- The list of elements are Land Use, Parks & Open Space, Transportation, Housing, Utilities & Capital Facilities, Sustainability and Economic Development.
- Goals and policies were revised for clarity, brevity and for consistent formatting within and between each element.
- Some policies were redrafted as they were too broad while others were too narrow.
- Some original policies contained multiple policies and these were broken down.
- In some cases detailed qualifiers were removed as were lists.
- Relevant County Wide Planning Policies (CWPP) have been added.
- New topics and resulting goals/policies that were added: climate change adaptation and mitigation; multi-modal transportation; urban forestry; and community/urban agriculture.
- For each element policies that were broad and regional in nature were separated out and located together.
- Policies that referenced natural resource lands were moved to JPA related goals/policies as there are none in the City.
- Backgrounds for each element have been revised to remove out of date references and details. Statistics have been updated.
- The 'scenic corridor' element policies have been integrated throughout the draft Plan.
- References to the Shoreline Master Plan were added to waterfront related policies.
- 'Levels of Service' was used extensively and in some cases did not make sense. The latter references were removed.
- Definitions have been revised to be consistent with the Municipal Code and to add new definitions.

The Changes:

Executive Summary

- Corrected references to Growth Management Act (GMA) requirements
 - Updated purposes of the Comprehensive Plan
- Incorporated by reference capital facilities plans, CWPPs, Critical Area ordinance, and Shoreline Master Plan
 - Identified most relevant CWPPs changes
- Updated public participation process for this review
- Updated Plan Implementation and Monitoring section and moved policies to the Sustainability Element

The Changes: Sustainability

- Updated the background discussion of ‘sustainability’
- New goals/policies were added to the Sustainability element including Implementation, Livable Built Environment, and Climate Change
 - Added discussion and policies about resiliency and emergency planning
 - Added food security goal and related policies.
 - Added goal related to volunteerism
- Reformatted to be consistent with other elements – background discussion goals and policies

The Changes: Land Use

- The Urban Growth Area (UGA) is reduced based upon Island County Comprehensive Plan and as approved by Council on December 13, 2016.
 - Added Climate Change discussion in the background and added policy.
 - Updated Table LU-1 to revise underdeveloped and vacant land.
 - Updated 'Growth In Context' to reflect the greater Puget Sound region influences.
 - Updated list of Community Amenties.
 - Goals/policies related to the Joint Planning Area (JPA) and UGA were put together.
- Added a new map that identifies areas where there is a high potential for wetlands to be present.
 - Added policies to develop an Urban Forest Strategy.
 - Added dark sky policy.

The Changes: Housing

- Updated housing inventory details.
- Removed references to 1992 housing conditions survey
 - Added more discussion about housing tenure, affordability, homelessness.
- Added Langley's housing continuum
- Added housing density and 'missing middle' concept and related policies
 - Revised housing typology discussion.
- Identified actions to reduce barriers to create more housing.
- Added policy to review impacts of vacation rentals.

The Changes: Transportation

- Revised to reflect a multi-modal transportation network
- Trails have been moved from the Parks and Open Space element.
- Multi-modal transportation related goal and policies were also to the Land Use element.
- Feet First reviewed the draft goals and policies and many of their recommendations have been included as they reinforce the focus on multi-modality.
 - Added Complete Streets discussion and policy.
- Added parking, pedestrian, cycling related discussions and policies.
- Added discussion regarding the link between land use and transportation
- Identified the need to develop Levels of Service for all modes
 - Added discussion and policy related to Dan Burden's 2007 Walkability Assessment.
- Made clear the distinction between trail corridors for people and wildlife corridors.

The Changes: Utilities and Capital Facilities (UCF)

- UCF were combined into one element as there was a lot of repetition and overlap between the two elements.
- Six-year improvement plans are included for transportation, water, sewer and storm water, public facilities, and public works fleet replacement.
 - Added discussion and policies for asset management
 - Expanded goals/policies for water management.

The Changes: Parks and Open Spaces

- Revised the format to be consistent with the rest of the Comp Plan as was previously based upon answering five questions.
- Removed the ‘core open spaces and connecting corridors’ concept as this was not well defined in the Plan and is not commonly understood. “Core open space areas” and “core natural areas” were used interchangeably and therefore unclear. It also relied on ‘core open spaces’ located outside of the newly established UGA. Critical areas, their buffers and wildlife corridors are referenced as the core features around which Parks and Open Space planning should take place.
 - Removed results from 2009 park survey as out of date.
- Removed the circulation plan as it identified specific properties without confirmation from property owners.
 - Made clear the distinction between trail corridors and wildlife corridors in background and in policies.
 - Updated critical area map to include eagle nest trees, eel grass and kelp beds, and heron rookery
 - Removed level of service references as written these were goals and objectives.

The Changes:

Economic Development

- Updated with little revision
- Reformatted to be consistent with other elements – background discussion goals and policies
- Langley Arts Commission Master Plan (2016) is included as an appendix
- Added policy to establish the Arts District on Camano Avenue
- Added policy regarding tourist accommodation and short-term rentals