

CITY OF LANGLEY

ORDINANCE NO. 1138

**AN ORDINANCE OF THE CITY OF LANGLEY,
WASHINGTON, RELATING TO A PERIODIC UPDATE TO THE
CITY'S COMPREHENSIVE PLAN; PROVIDING FOR
SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the Washington State Legislature enacted the Growth Management Act (GMA) in 1990 to guide the development and adoption of comprehensive plans and development regulations for cities and counties required to plan under RCW 36.70A.040; and

WHEREAS, the City of Langley is required to plan under the GMA; and

WHEREAS, RCW 36.70A.130 requires each county and city to take legislative action to review and, if necessary, revise its comprehensive plan and development regulations at least once every ten years to ensure consistency with the GMA, countywide planning policies, and local conditions; and

WHEREAS, the City of Langley adopted its first Comprehensive Plan on November 16, 1994, by Ordinance No. 685, and completed its most recent periodic review and update on March 5, 2018, by Ordinance No. 1044, with minor amendments made in 2021 by Ordinance No. 1076; and

WHEREAS, the 2025 Comprehensive Plan update fulfills the required periodic review deadline of December 31, 2025, pursuant to RCW 36.70A.130(5)(b); and

WHEREAS, on February 20, 2024, the City Council accepted the Planning Advisory Board's recommendation and ratified Island County Ordinance C-85-23, adopting the Office of Financial Management's medium population projection of 102,639 by 2045; and

WHEREAS, on April 15, 2024, the City Council accepted the Planning Advisory Board's recommendation and ratified Island County Ordinance C-08-24, adopting revised Countywide Planning Policies and growth allocations that assign the Langley city limits 446 new housing units and 135 new jobs by 2045; and

WHEREAS, the City of Langley Land Capacity Analysis determined that the City has sufficient capacity to accommodate 20 years of allocated growth in housing and employment; and

WHEREAS, the City established a Public Participation Plan on May 20, 2024, and conducted outreach consistent with the plan through the City's website, utility bill mailings, newspaper notices, bulletin board postings, and email notifications; and

WHEREAS, engagement opportunities included multiple public meetings and workshops of the Planning Advisory Board, City Council, and other commissions, as well as community events, organizational meetings, and coordination with Department of Commerce Community-Based Organization grant recipients; and

WHEREAS, the City's SEPA Responsible Official issued a Determination of Nonsignificance (DNS) on July 31, 2025, following review of the proposed Comprehensive Plan amendments and associated environmental checklist, and no appeals were filed; and

WHEREAS, in accordance with RCW 36.70A.106, the City submitted its Comprehensive Plan update to the Department of Commerce on July 29, 2025, and received confirmation of the required 60-day review notice on July 30, 2025; and

WHEREAS, the Department of Commerce provided comments on October 1, 2025, which the City reviewed and addressed as appropriate; and

WHEREAS, after due and proper notice, the Planning Advisory Board held a public hearing on October 22, 2025, to accept public comment on the Comprehensive Plan update, with sixteen attendees and six speakers providing testimony; and

WHEREAS, the Planning Advisory Board has reviewed the proposed Comprehensive Plan update, considered public comment received, deliberated, and issued written Findings of Fact and recommendation, attached hereto as Exhibit B, wherein the PAB recommended that City Council adopt the proposed amendments; and

WHEREAS, the Langley City Council held a first reading of this ordinance on November 17, 2025, to consider the Planning Advisory Board's recommendation and Findings of Fact regarding the proposed Comprehensive Plan update; and

WHEREAS, on December 1, 2025, the Langley City Council conducted a second reading;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LANGLEY, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Comprehensive Plan Amendments. The City Council hereby adopts the 2025 City of Langley Comprehensive Plan, attached hereto as Exhibit A and incorporated by this reference as if fully set forth herein. The 2025 Comprehensive Plan replaces in its entirety the prior Comprehensive Plan adopted by Ordinance No. 1044, as amended, and supersedes all previous versions of the Comprehensive Plan.

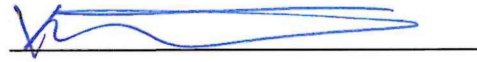
Section 2. Findings, Adopted. The City Council adopts the Planning Advisory Board's Findings of Fact attached hereto as Exhibit B, as their own findings and conclusions in support of this ordinance.

Section 3. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five days from the date of publication.

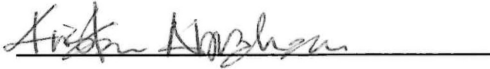
**ADOPTED BY THE CITY COUNCIL OF THE CITY OF LANGLEY, WASHINGTON,
AT A REGULAR MEETING THEREOF, THIS 1st DAY OF December, 2025.**

CITY OF LANGLEY



Krista "Kennedy" Horstman, Mayor

ATTEST



Kristen Abraham, Deputy City Clerk