



112 Second Street
P.O. Box 366
Langley, WA 98260
(360) 221-4246

City of Langley
PLANNING ADVISORY BOARD
MINUTES
MARCH 4, 2020
LANGLEY CITY HALL
112 2nd Street, Langley WA

Attendance: Rhonda Salerno, chair, Maralie Johnson, JR Fulton
Regrets: Burt Buesch
Staff: Brigid Reynolds, Alex Cattand, Randi Perry
Council: Christy Korrow, Dominique Emerson

1. The meeting was called to order at 3:07 pm
2. The agenda was approved
3. The minutes of February 5, 2020 were approved.
4. Discussion Items:
 - a. Coles Valley public (Feb 26) meeting follow up discussion

The meeting was positive. Lots of good ideas. Streamlining the code makes sense.
The discussion was all over the place.
The meeting notice was confusing to myself and to others I spoke with.
The meeting was misadvertised.
People had a chance to talk about their concerns.
It was useful to hear what other people have to say about the big picture.

Affordable housing is really important but it sounds like we can't secure this through zoning.
We need to be specific when we talk about affordable housing. Are we talking about folks on low incomes or 80 to 120% of Area Median Income (AMI)?
I'm glad we are looking at form-based code (FBC) as this can make the city more liveable.

We need to look for market-based solutions for affordable housing.
We can reduce fees or a 10 year property tax moratorium.
We are walking on a tight wire. If we increase density which provides different housing options we get push back. What about traffic impacts? Are building a multi-modal transportation network? Some say we are moving too quick and others say we aren't moving fast enough. We need better education about how this is going to work.

How many people do we need here in Langley?

We live in a desirable place

We have a single source aquifer. What are the impacts of more people, more development on the aquifer? What about the landscape and bluff?

We need to plan for climate change.

Langley should densify and leave the rural outside of the City rural.

How do we balance all the different interests?

What size of development parcel will the PUD code apply to? Five acres was discussed. How many five-acre properties are there in Langley? We should understand that. People can also consolidate lots to create that minimum

We need more education. If this is a priority for PAB then the Board needs to make it clear to Council.

Questions

Will there be more meetings on the proposed new code?

When will the minutes of the public meeting be available?

Why can't the code require a certain percentage of affordable housing units?

Will we consider adopting the FBC for the whole City?

b. Form Based Code (FBC) discussion

The PAB watched a youtube video presentation Smart Growth America, Form Based Code Institute held May 30, 2018. https://www.youtube.com/watch?v=0_M5bCYwkss
The presenters were from Habersham, Beaufort, SC, Hendrix, Conway, AK, and Fort Worth, TX. Each presenter described their process for preparing and adopting a FBC in their cities. Some of the neighborhoods are now 20 years old.

5. The meeting was adjourned at 5:05 pm

6. Next Regular Meeting: April 1, 2020