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City of Langley
PLANNING ADVISORY BOARD
MINUTES
August 5, 2020
LANGLEY CITY HALL
112 2nd Street, Langley WA

Attendance: Rhonda Salerno, chair, Maralie Johnson, Burt Buesch, Casey Gloster and Greg Easton
Staff: Brigid Reynolds, Alex Cattand, Randi Perry
Council: Christy Korrow

1. The meeting was called to order at 3:00 pm
2. The agenda was approved
3. The minutes of July 1, 2020 were approved with a spelling correction to the word “committees” in agenda item 6(a).
4. **Discussion Items**

a. Form Based Code

Brigid gave a power point presentation on Form Based Code (FBC) to remind the PAB what it is, how it differs from conventional zoning code, and its pros and cons as compared to conventional zoning. The draft Planned Unit Development code is proposed to be form based and the code amendments related to multi-family infill is also proposed to be form based.

A key distinction between FBC and conventional zoning is that the former deals with the built form and is designed to support better coordination between the private and public realms. Conventional zoning is based primarily on the separation of uses whereas FBC enables a mix of uses and mix of housing types.

The PAB discussed the City’s design guidelines which has language that is subjective and capricious (unpredictable).

b. Multi-Family Infill Form Based Code

The contract has been awarded to Placemakers and they have asked for a list of key stakeholders to be contacted for interviews as well as some good examples of ‘beloved’ multi-family infill developments in the City as well as other communities on Whidbey Island. Brigid asked that you provide examples.

The City received a grant from the Department of Commerce for this project pursuant to the HB1923 grant program that has with the specific purpose to increase residential building capacity.

The consultants will meet with PAB at its meeting on October 7th, 2020. They will also meet with Council on October 26, 2020. A community meeting will be planned later in the fall.

c. Possible zoning code amendments

The use for ‘artisan manufacturing’ aka ‘cottage industries’ is encouraged in the Comp Plan and exists in different locations around the City. However, it is not explicitly permitted. It was permitted in the Neighborhood Business zone but was removed when permitted uses were put into Table 18.09. The PAB discussed the possible nuisance factors associated with this type of use. There are a couple of sections of code that exist to address nuisance. But any code amendments must try to mitigate for nuisances.

The staff report also made reference to expanding the definition for restaurant use to include brewing of beer and cider and retail sales of the same product and winery bar.

d. Comprehensive Plan amendments

There are three issue areas that need to be addressed in the Comprehensive Plan: Mixed Use Planned Unit Development, Water Comprehensive Plan and Racial Justice.

Mixed Use Planned Unit Development – there are a couple of supportive policies in the Comp Plan that speak to encouraging a mix of housing types and a mix of different uses in one neighborhood but the policies need to be more explicit and permissive. An overlay that identifies properties that could be developed pursuant to the proposed code needs to be created and adopted.

Water Comprehensive Plan – Randi spoke to this item. The Water Comp Plan is in the process of being updated. During this process Department of Health identified a discrepancy regarding the area that was defined as the Water Service Area. It did not match the area defined by the Coordinated Water System plan adopted in 1985 by Island County and the City of Langley. The Comp Plan needs to be updated to identify the larger area.

Racial Justice – This is a critical matter that has come to the surface in Langley, the country and world in recent months. Racism is not new for Black people and People of Color who live with it daily. At its July meeting Council adopted a resolution to ‘Dismantle Systemic Racism’ in the City of Langley and a working group is in the process of being formed. Conventional zoning and land use policies have been used to keep Black people from buying homes in certain neighborhoods and to prevent them from building equity. Enabling more multi-family housing in the City can provide more opportunity for Black people and People of Color and people who have lesser financial resources to buy property and live in Langley. Brigid recommends that the working group prepare a goal to be included in the Comp Plan at this time and the working group prepare more extensive policy language and/or section for future amendments.

5. New Business

a. Rhonda Salerno volunteered to prepare an orientation document for new PAB members. She presented her draft and ask members to review and provide her with any comments.

7. The meeting adjourned at 4:40 pm

8. Next Regular Meeting: September 2, 2020