



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

**City of Langley**  
**PLANNING ADVISORY BOARD**  
**MINUTES**  
**November 4, 2020**  
**LANGLEY CITY HALL**  
112 2<sup>nd</sup> Street, Langley WA

Attendance: Rhonda Salerno, chair, Burt Buesch, Casey Gloster and Greg Easton  
Staff: Brigid Reynolds, Alex Cattand  
Guests: JR Fulton, Josephine C

1. The meeting was called to order at 2:00 pm
2. The agenda was approved
3. The minutes of October 7, 2020 were approved.
4. **Discussion Items**
  - a. **Planned Unit Development Zoning Code (staff report and draft ch. 18.26)**

Brigid Reynolds presents changes needed to the PUD.

- parcels 5 acre or more instead of 1 acre
- minimum size
- density
- open spaces
- multiple zones
- application process

The PAB reviewed the proposed PUD (Form Based Code) section by section.  
Comments from PAB members.

- Playground fence required in 18.26.060 F. d. The Board discussed whether we want to require fencing or should we specify type. This is a public safety issue but also an aesthetic issue. Could the same result be achieved using other form of delineation?
- Community Garden Pesticide use 18.26.060 F. e. The draft code requires the site be graded so water and fertilizer will not drain onto the adjacent

property. The question was asked about pesticide use and if we can regulate its use.

- Permanently affordable housing. This will be a required component of a development agreement so is a negotiated process between the City and any developer
- Lanes and parking behind buildings using alleys or drives on property. (see p 16-17 for proposed parking access)
- Height limits. A submission was received recommending building height be increased. The PAB appreciated the approach but so to not compete with downtown, PAB is comfortable with keeping the maximum to 3 stories as stated in the current code.  
Discussion about height and density. Adding density on the same footprint seems to make more sense and it doesn't add to the water runoff.
- Maker's spaces. Discussion on the definition. PAB expect a more specific definition for the maker's space. Maybe each application would be looked at on a case by case basis.

JR Fulton commented about increasing the number of stories to increase affordability: PUD-M to 3 stories instead of 2.5 and PUD-H 4 stories instead of 3 stories.

The PAB did not agree with this proposal.

Moved by Rhonda and seconded by Greg to recommend that staff prepare the ordinance for Ch. 18.26, complete a SEPA notice and determination and to submit the ordinance and new Ch. 18.26 (attached) code to Department of Commerce. the code moves to the next step subject to consideration of the following possible amendments:

- Playground fence should be less restrictive and changed to some form of delineation.
- Restrict the use of pesticide
- Maker's space definition needs to be refined. Too broad
- Foster home is not permitted in PUD-H and should be.

All board members voted in favor of the above recommendation.

#### **b. Comprehensive Plan Amendments (staff report)**

- Staff reviewed the staff report
  - add a Planned Unit Development (PUD) overlay map to identify parcels 5 acres or greater in size that could be developed as PUD
  - add Form Based Code references.
  - define retail water service area with a new map
  - add a goal WRT dismantling systemic racism

- add a reference to the shoreline master plan being a substantive part of the Comp Plan.

PAB approves motion to move forward with comprehensive plan amendments proposals.

- c. Shoreline Master plan (staff report and gap analysis attached)

This item was not discussed. Staff requested the Board to review the gap analysis and confirmed that we will discuss this item at the December meeting.

- d. Multi-family Infill Form Based code.

Consultants have taken comments from public and compiled them. They will be coming back with a draft by December.

**5. No New Business**

**6. Citizen Comments**

**7. Next meeting December 2 at 3 pm.**

**Meeting adjourned at 3:58pm**