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City of Langley
PLANNING ADVISORY BOARD
MINUTES
DECEMBER 16, 2020
LANGLEY CITY HALL
112nd Street, Langley WA

Attendance: Rhonda Salerno, chair, Burt Buesch, Casey Gloster, Greg Easton, Maralie Johnson
Staff: Brigid Reynolds

1. The meeting was called to order at 4:03 pm
2. Minutes of December 2, 2020 were approved
3. Discussion Items:
 - a. Shoreline Master Plan/Sea Level Rise Strategy (draft).
Brigid gave a brief overview of the strategy and PAB members discussed it and the main points for discussion follow:
 - High bluff properties need more discussion. While these properties will be impacted by sea level rise the more immediate impacts are anticipated to be on low bluff properties. Activities on high bluff properties, for example uncontrolled drainage, can result in slides which can then impact low bluff properties and beach access. The geo-hazard code in LMC 16.20 needs to be updated.
 - The three strategies: protect; adapt; retreat – could be elaborated upon more in terms of how they are being incorporated into this strategy. For example, protect and accommodate is more relevant at this time. We want to encourage the least intrusive strategy.
 - Is the City protected if property owners walk away from their homes and are left without clean up? Unsure but the risk to this is very low given home values here. City could likely take over an abandoned property.
 - Need to make sure shoreline property owners are aware of what is being proposed in the SMP. They will be informed once we begin the public review process via direct mail.

- Are bulkhead the only option for protection? Shore naturalization is another option but there needs to be a detailed analysis to determine what's appropriate.
- Could the City buy up houses in high-risk areas and use them for affordable housing until the risk is too great?
- Proposed regulation 4.2.2.15 b and c – was discussed. This regulation speaks to the strategy that the City wants to encourage property owners to take the least impactful action and then consider something more impactful.
- Critical area ordinance and flood hazard code also apply to properties in the shoreline plan area.
- Updated draft of the SLR strategy will be provided to PAB in the next couple of weeks.

4. New Business:

- Do we have population and building permit stats to understand how the City is doing related to growth projections outlined in the Comp Plan? Brigid will bring this back to the next meeting.
- What is happening with the Habitat property? Brigid gave a brief update that they are starting to begin working on their application.
- Is building permit on line? No, not yet and unsure when that might happen
- What is happening with Tiny homes application – Maralie reported that they are waiting on civil drawings
- Brigid advised that we've received the MF Infill code first draft and she will review and we will lay out the process for reviewing it.
- How is STR compliance? One property is currently not in compliance and they are being informed of that. We are now receiving renewal applications from operators. Brigid will report back at the next meeting.
- One operator asked me about the one owner/one STR rule and if that could change. Brigid told her she could make a request to Council. There doesn't appear to be any planning or land use rationale to support this request. Could they apply for a variance? Possibly.
- At the January meeting Brigid we provide a red lined copy of the Comp Plan with amendments before we undertake the public review process and adoption process.

5. Citizen comments: No citizen comments

6. Adjourn: 4:52 pm

7. Next Regular Meeting: January 6th, 2021 @ 4:00 pm