

Langley Planned Unit Development Code Update

Community Comment Matrix to Drafts One and Two and Responses

This matrix summarizes input and requested changes to the first draft of the Langley Planned Unit Development Code Update. To submit additional comments, please

Color Key

- Comment incorporated in the final draft.
- Comment not incorporated and why.

Code Section	Page Number	Comment	Commenter	Date	Response
18.26.080	20-22	There is still time to create more affordable housing in PUD M and PUD H by following two examples from the Urban Infill Overlay. In PUD M, allow three stories outright (not 2.5). In PUD H, allow four stories when there is an affordability component to the units. Simple changes, big impact. Thank you for your re-consideration.	JR Fulton	2/8/21	This is up for final consideration by the PAB and Council.
18.26.020.A.4	2	I request Council consider that, in incorporating any new land use and building regulations, it does not approve code that precludes effective adoption and application of specific affordability mechanisms, especially related to large multi-unit development. As noted in the 1/19/21 Planning Director's staff report, one such mechanism might entail inclusionary zoning. One argument I have heard is that there is no reason to have inclusionary zoning because the code requires the developer to "assure affordability" (18.26.020-4). But without defining affordability and "a specific portion of the application area", the code doesn't ensure affordability to any actually effective extent. This ambiguity starts development contract negotiations with a presumption that anything better than zero affordability meets the code requirements, and puts the City's negotiators in a weak position to argue for anything more than the minimum a developer might offer in their goal to maximize private profit.	Rose Hughes	1/9/21	This is up for final consideration by the PAB and Council.

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18.26.020.A.4	2	<p>I worked in low income housing development financing in Seattle throughout the 1990s, and saw first hand what is involved in the creation of new units in a rising market. I have also worked to build and sell affordable housing as a private individual. Unless we have developers who volunteer to reduce profit in service to affordability – which is usually limited to owner-built projects – affordable housing in a rising market is not achieved without significant governmental intervention. The cost of construction and the expectations of profits are both too high.</p> <p>Langley actually has secured a significant number of low-income units, so it can be done. But aside from owner-built Upper Langley, I believe the last permanently affordable units were secured in 1999. While the private housing stock has grown significantly since that time, for-profit development hasn't secured additional units, and the affordability gap has increased through this sole reliance on private development.</p>	Rose Hughes	1/9/21	This is up for final consideration by the PAB and Council.
18.26.020.A.4	2	<p>Although the Board and Council were provided with a housing stock summary in the Housing Element of the 2018 Comp. Plan based on 2000-2014 data, below I have provided updated data showing that, in 2012 versus 2019, new units skewed toward single family detached, seasonally vacant homes. Renters are more financially stressed, fewer residents are in the workforce, we have fewer children, less racial and age diversity, more income inequality, and more cottage/telecommute workers (who tend to have less of a social safety net.)</p> <p>Langley is mandated to accommodate growth, and although the metric used to set the goal in most recent comprehensive plan was based on arguably inadequate assumptions, we are already on track to meet that goal. There is no further statutory mandate to greatly increase our housing stock. This fortunate situation frees our focus from having to incentivize increased housing units in general, to incentivize development schemes that truly ensure affordability.</p>	Rose Hughes	1/9/21	This is up for final consideration by the PAB and Council.

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18.26.020.A.4	2	Demographic shift of residents: 2012 ACS 2019 ACS; median age 54.1 64.3; children under age 16 252 126; in labor force (%pop) 394 (37%) 219 (20%); work from home 32 people 57 people; work outside county 18.4% 22%; basic food assistance/SNAP 94 75; mean household income \$55,026 \$79,076; median household income \$39,079 (71% of mean) \$52,188 (66% of mean); race – white 89.8% 92%; gender – female 61.9% 58.7%; gender wage inequality \$.67 \$.69. (It should be noted that the American Community Survey margin of error increases significantly the longer the time interval since the last decennial census, 2010. It will be very helpful to update this comparison after the 2020 census.) Thank you for your consideration of this perspective.	Rose Hughes	1/9/21	This is up for final consideration by the PAB and Council.
18.26.080	20-22	<p>Many thanks for considering my request for an additional five feet in building height to increase affordability for the Multifamily Infill zoning proposal.</p> <p>The other current zoning proposal under review for PUD L, M and H has some very similar "height/story" opportunities that could reduce the cost of housing. I suggest that you consider raising the number of stories in PUD M from 2.5 to 3 stories and in PUD H from 3 to 4 stories.</p> <p>In terms of affordability, the least expensive floors to construct are the floors between the ground floor (with foundation and infrastructure) and the top floor (with a roof). Assuming a very simplified 20% additional floor cost/premium for top and bottom floors, adding one intermediary floors nets a 7% reduction in average construction floor cost and 10% reduction for two additional intermediary floors.</p> <p>PUD M, currently identifies/allows only 2.5 stories, yet townhouse and small apartments are identified as PUD M major housing types. Townhouses and small apartments are generally not built with half stories. At a minimum PUD M should allow three full stories.</p>	JR Fulton	10/29/20	This is up for final consideration by the PAB and Council.

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18.26.080	20-22	In PUD H, only 3 stories are allowed. If we want to promote more affordable housing, at a minimum, I suggest revising PUD H to four stories. Allowing 0.5-1 additional stories in PUD M and H will minimally affect the look and feel of form based housing, but will reduce housing cost. As the proposed PUD zoning revision are all larger future projects away from town center, this will not affect existing views. Let's be proactive and future proof the Langley Municipal Code. Thank you for your consideration.	JR Fulton	10/29/20	This is up for final consideration by the PAB and Council.
18.26.030	3	spelling of "makerspaces" is it correct	Robin Nelson PACE	10/22 email	This is the commonly used spelling.
Table 2c	5	What do the 4' widths either side of the travelled lane denote? The table below doesn't specify.	Robin Nelson PACE	10/22 email	That is a utility easement. Added to table.
Table 2c	5	Should the bicycle facilities be listed as shared for this roadway section?	Robin Nelson PACE	10/22 email	The rear lane isn't commonly used as a bicycle facility due to the high frequency of vehicular access.
18.26.040.D3 c&d	6	"determined by the City", my question is this an administrative determination, hearing examiner, or City Council? Should this be better defined who has this authority?	Robin Nelson PACE	10/22 email	Clarified - it is an administrative decision
Table 9	17	Would you like input from our Landscape Architect on the selected tree list? Our LA has significant experience in tree selection to promote sustainability, aversion to disease, growth patterns and special requirements, and overall aesthetics? Also any thoughts to providing root barriers and irrigation requirements?	Robin Nelson PACE	10/22 email	Brigid is contacting.
18.26.090C.2a	24	Would the development of a submittal checklist help to determine PUD application completeness? This could be a very helpful tool to provide applicants.	Robin Nelson PACE	10/22 email	The application requirements are listed in 18.26.090 B. A checklist is outside the scope at this time.
General		Overall, the code was easy to read and detailed.	Robin Nelson PACE	10/22 email	
18.26.010 B	1	previous ver had additional purpose statements in particular "the City" Why was this removed?	Brigid	21-Oct	Because of the scope of a neighborhood - in the conversation with legal counsel that was determined to be problematic.

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18.26.030.2	2	medium density - use of 'houses' should perhaps by single family residence or dwelling' As houses are not defined.	Brigid	21-Oct	Edited
18.26.030.A.3	3	the list of high intensity uses - are they all referenced in the table in Ch. 18.09?	Brigid	21-Oct	Yes
18.26.040.A.4	3	Not sure if the clause above needs to clearly state that private streets are not permitted as connecting streets outside of the PUD.	Brigid	21-Oct	Edited
18.26.040.D.1	5	Mike K's comment about the use of 'except' and the challenge with carving these out?	Brigid	21-Oct	Edited. The provision is covered by D.3.
18.26.050.E	7	may 'reasonably' exceed maximum lot width - this is kinda arbitrary.	Brigid	21-Oct	Edited
18.26.060.B	7	"net developable area" does this mean exclusive of critical areas, roads and civic space? Perhaps needs to be defined.	Brigid	21-Oct	Added definition.
18.26.060.F	8	Table 3 a. conservancy - any 'development' here will have to comply with LMC16.20. Add 'as permitted in LMC 16.20"	Brigid	21-Oct	Edited
18.26.080.A. 3	9	"net lot area" = lot coverage? Seeking clarification.	Brigid	21-Oct	Edited
18.26.080.D	11	Sign requirements - must meet LMC 18.35	Brigid	21-Oct	Edited
18.26.080.D.7.	11	what about roof mounted equipment? Should also be screened	Brigid	21-Oct	Edited
18.26.080.D	12	Table 4 - surface and fencing. Fencing required for PUD-H? Should fence heights be outlined?	Brigid	21-Oct	Edited
18.26.080.D	13-15	Table 5 - should these diagrams include fencing ex where required. Spacing of titles is a bit off.	Brigid	21-Oct	We don't usually include the fences because they obscure the actual frontage.
18.26.080.E	15	Table 6 includes parking. Should be moved to Table 8	Brigid	21-Oct	The primary purpose of this line is to restrict the size of the building and parking is the best way to restrict that. It is independent of the parking spaces required, but lets the applicant know if their desired parking is inappropriate for the intensity area.
18.26.080F.2.e.	16	location of required parking. For on street I think there should be a statement that it is non-exclusive.	Brigid	21-Oct	Edited
18.26.080F.2.e.		Clause stating that a certain % of parking must be on site - 75-80%?	Brigid	21-Oct	We should discuss this. It becomes a challenge to administer as well as being an unnecessary restriction if there's a nearby lot available through an agreement.

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table 8	16	Why the difference b/n commercial parking in PUD-L/M and PUD-H	Brigid	21-Oct	The more intense the area is, the more opportunity there is to park once and shop. So the general parking requirements can be reduced for all since people aren't moving their cars everytime they go to another store or restaurant.
18.26.080F.3b	16	must also be consistent with 2.e. above Parking standards - add statement that parking still needs to meet ADA requirements?	Brigid	21-Oct	Edited
18.26.080F.3c	16	50% shared driveways maybe too high - 30%?	Brigid	21-Oct	Edited
18.26.080.G.2.a	18	restrictions on paving front setback. Should this be moved to Table 4? There are contradictions b/n the 2 sections.	Brigid	21-Oct	Clarified Table 4
Table 9	17	I recall a local LA saying they'd review the tree list. Did that happen?	Brigid	21-Oct	We didn't receive a response.
Table 10-12		parking in front setback? How likely is this going to happen?	Brigid	21-Oct	This dimension requires parking to be 20' behind the front setback. It assures parking doesn't occur in front of the building.
18.26.090.B.2	23	Projected phasing plan - more detail. Eg Black Diamond 18.98.040.A.4. "A projected phasing plan and development time schedule, regardless of intended ownership, for all development, including but not limited to housing, stormwater systems, sanitary sewer facilities, public water facilities, roads, trails, commercial (including required neighborhood commercial) areas, recreational facilities, and open space, including any off-site improvements."	Brigid	21-Oct	Edited
18.26.090.C	24	I think we should require the developer to hold a public meeting at their expense and PAB review prior to submitting an application?Eg Black Diamond 18.98.060.2	Brigid	21-Oct	Edited
18.26.090.H	27	Site plan review process provides little direction on design review.	Brigid	21-Oct	Design review is embedd in meeting the standards of the PUD chapter. This covers all the clear and objective design criteria.
18.26.090.J	27	Administrative Waiver - notice required?	Brigid	21-Oct	A notice is not required for an administrative decision.
18.26.090.M.4	29	"vacation" first time this is referenced?	Brigid	21-Oct	Edited

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18.26.040. E.2	6	Q - why are transformers required to be behind buildings. This is different than the norm and can create an accessibility issue on private property.	Emily Hagin (PSE)	24-Sep	Would have a utility easement in the back alley just like you would in the street. The goal of the PUD areas is to be as walkable and pedestrian oriented as possible. The majority of the area has to have alleys. We like to minimize the industrial infrastructure. Wet utilizes like water and sewer in the front, and dry utilities in the back.
18.26.020.A.4	2	Requirement to provide permanently affordable housing is too onerous for a developer. Should consider 'naturally occurring' housing affordability.	Ross Chapin	24-Sep	The development agreements will be different from one to the next, based on parcel sizes and location. It does point to the City's existing definition of affordability. The State of Washington statute does require that the development agreement enable affordability.
18.26.060	7	Consider changing "civic space" to "open space."	Ross Chapin	24-Sep	Edited
18.26.040 E.2	6	Accessibility and easement issues are a concern.	Emily Hagen Pugeout Sound Energy	24-Sep	Would have a utility easement in the back alley just like you would in the street. The goal of the PUD areas is to be as walkable and pedestrian oriented as possible. The majority of the area has to have alleys. We like to minimize the industrial infrastructure. Wet utilizes like water and sewer in the front, and dry utilities in the back.
18.26.090	23	We are in a crisis mode for affordability. The variety of lot sizes and housing types should really help. Is there a requirement that a certain percentage must tie into the City's affordable housing section? Requirement to provide permanently affordable housing is too onerous for a developer. Should consider 'naturally occurring' housing affordability.	Ross Chapin	24-Sep	The development agreements will be different from one to the next, based on parcel sizes and location. It does point to the City's existing definition of affordability. The State of Washington statute does require that the development agreement enable affordability.

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18.26.090	23	The PUD developer can assign the enforcement of permanent affordability to an agency designed to do that, such as a community land trust, a housing authority, a Habitat affiliate committed to permanent affordability, a home co-op, or another agency committed to affordability. Permanently affordable homes can provide equity building opportunity for the owner occupants, by shared equity homeownership, although it does not allow a windfall. Community Land Trusts in the region are using 1.5% over time for appreciation.	Paul Schissler	24-Sep	Noted. The PUD permit applies to the overall application, so when the developer sells properties, will have to determine how to transfer their development agreement requirements for affordability to the buyer. This is a negotiation point for the city.
18.26.090	23	When we build a home or homes, generally speaking the horizon of value is 30 years. Most of what we know now about affordable housing and land trusts is based on past experience. Climate migration pressure may change this, because we will likely be green and temperate and at high elevations long after others may not be as viable. This will make permanent affordability even more challenging.	Peter Morton	24-Sep	The ability for the code to understand all of these future impacts is limited. Codes should be living documents that are regularly considered and revised, so as not to miss new opportunities, state law, local comprehensive plan, and burgeoning need for affordability.
		I know tiny houses are not allowed currently, but they are a growing trend and could provide a growth to equity option for folks. They would buy their own Tiny House and be allowed to place it on one of these PUD spots for a set period of time, say 2-3 years. Then it would open up to a new young couple or single person, or even small family, to begin their homeownership.	Shelly	24-Sep	Tied back to the building code, because expressly permitted through the Tiny Home Ordinance, the tiny home does need to be on a foundation, unless while under construction. The current code was adopted a year ago, and it's something that is in ongoing consideration. In the definitions in 18.01, mobile homes are defined. By statute, can't prohibit modular, but does have to be on a foundation, even if pier blocks.
		Why can't the PUD L street frontages be the same for front and side.	Ross Chapin	24-Sep	Signals street priority. The porches are allowed to encroach into the setback, which may give you the flexibility you are looking for.
		With an aging population, a 0-step entry would be very helpful as an option in PUD L, if we find other ways to provide privacy.	Ross Chapin	24-Sep	Edited
All	All	Appreciate your vision in coming into Langley and for helping us becoming more of who we really are.	Ross Chapin	24-Sep	Thank you!
All	All	Thank you! I thought the documents were well done. Appreciate your time!	Shelly	24-Sep	Thank you!

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18.26.010.E	2	ADD NEW SECTION-De-carbonization: 18.26.01.E. All building systems in PUD L, M, and H shall use electricity for all heating, cooling and hot water systems-no fossil fuels allowed.	JR Fulton	12-Sep	We agree this is aspirational but we are subject to Titles 15 and 16.
18.26.030.A.1	2	Unlike PUD M and H, which discuss types of allowable housing, PUD L does not identify the. I suggest that PUD L minimally identify all of the housing types allowable in LMC R5000 or spell them out: specific mention of accessory buildings including houses, duplexes, and detached accessory dwelling units.	JR Fulton	12-Sep	Edited
18.26.080.G.	6	REVISE to include iii. Transparent deer fencing for vegetable gardens is allowable to 7' and must consist of either spaced wire or welded wire without top bar.	JR Fulton	12-Sep	Edited
18.26.050.C.1	7	Wider street frontage required in PUD L -50' minimum (good), but there is no maximum on the PUD L street frontage and an appropriate maximum may be necessary to eliminate "estates" within the village. What is intent of unlimited frontage width?	JR Fulton	12-Sep	PUD L is often a tool to deal with topography, so it becomes much more organic. If condoized, does not have to become a large estate. Not necessarily single family, the unrestricted width permits cottage courts.
18.26.080.B.2.	9	ADD new 18.26.080.B.2. Street parking is allowable along property lines.	JR Fulton	12-Sep	Edited
18.26.080 D.	11	D.8. Encroachments. For secondary (non-frontage) facades, encroachments also need to be spelled out. In particular, it appears that small mechanical equipment may not allowed on any façade. These include some of the most energy conserving, low cost heating and hot water options: mini splits, heat pumps, air to water hot water devices which should be allowed on all non-frontage/secondary facades, and not required to be behind the walls. I assume that the intent is for all other frontage encroachments will be allowable on secondary facades. For non-frontage facades, please allow and identify the corrected to include small mechanical plus all allowable frontage encroachments. ADD new 18.26.080.D.8.iii In non-street frontage setbacks, small mechanical equipment, such as heat pumps or air to water hot water units may also encroach into setback up to two feet beyond structure.	JR Fulton	12-Sep	Any alternative energy equipment is subject to the permissions of 18.22.255

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18.26.080.F.2.ii i	15	Automobile Parking 2.iii. No parking is required if use less than 30' deep. Would this allow PUD L to not require any on site parking if house is less than 30' deep?	JR Fulton	12-Sep	Yes, that's correct
18.26.080.G.4	19	Garden Fencing Is transparent deer fencing allowable, i.e. wires on 12" centers or open 4x4 mesh fencing up to 7' allowable or is part of the goal to eliminate vegetable gardens. Langley has an extraordinary deer population.	JR Fulton	12-Sep	As a fencing type, it is not prohibited, so it is permitted. Draft revised to permit 7' deer fencing in rear yards
Table 10, PUD L	20	Revise TABLE 10, PUD L Graphic to show driveway is allowable in the side setback.	JR Fulton	12-Sep	It is permitted in the table and the image is the most common condition.
Table 10, PUD L	20	The front and rear setbacks are a good move forward. However increasing the side setbacks by 60% to 8' (currently 5' in all Langley R) also increases the street frontage lengths and paving requirements, decreasing buildable space.	JR Fulton	12-Sep	Only place setback is 8' is PUD L, and it's 40% maximum of the developable area, and no minimum. There is no requirement to build any PUD L, so may not be a relevant issue.
Table 11 PUD M	21	PUD M, currently identifies/allows only 2.5 stories, yet townhouse and small apartments are identified as major housing types. Townhouses and small apartments are generally not built with half stories, for economics, affordability or constructability. Currently all Residential Zones (R5000/7000/15000) in LMC allow three tight stories (25' plus 5' roof); PUD M is supposed to create increased affordable and compact housing. At a minimum PUD M should allow three full stories and preferably 4 stories.	JR Fulton	12-Sep	For affordability, this would definitely help. But these numbers were a result of strong community resistance to greater heights. This can be reconsidered at PAB and Council hearings.
Table 11 PUD M	21	REVISE to increase height ...At a minimum PUD M should allow THREE full stories and preferably FOUR stories.	JR Fulton	12-Sep	Tthese numbers were a result of strong community resistance to greater heights. This can be reconsidered at PAB and Council hearings.
Table 11 PUD M	21	REVISE Graphic TABLE 11 to include two primary approved housing types, townhouses and apartment buildings.	JR Fulton	12-Sep	It is showiing two types now: a triplex on the right and a cottage court on the left. There isn't room for all the options and is intended to illustrated possible character.
Table 11 PUD M	21	REVISE Graphic TABLE 11 to show increased height.	JR Fulton	12-Sep	Tthese numbers were a result of strong community resistance to greater heights. This can be reconsidered at PAB and Council hearings.

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Table 12	22	REVISE TABLE 12 PUD H. At a minimum PUD H should FOUR full stories and preferably FIVE	JR Fulton	12-Sep	Tthese numbers were a result of strong community resistance to greater heights. This can be reconsidered at PAB and Council hearings.
Table 12	22	REVISE Graphic TABLE 12 to show increased height.	JR Fulton	12-Sep	Tthese numbers were a result of strong community resistance to greater heights. This can be reconsidered at PAB and Council hearings.
-	-	Q - confirm if FAR requirements apply?	JR Fulton	12-Sep	The chapter has no FAR requirements. Bulk is controlled by height, setbacks, and lot coverage.
General		Do you see any areas of major concern, in trying to prevent affordable housing, or attracting actual investors willing to put up with the hoops required to jump through?	Barry van Gerbig <barryvang@whidbey.com>	9/5/2020 email	The community has been very supportive of the theory of affordability but cautious about the standards that create it. Heights and parking have been strong topics that contribute greatly to affordability.
18.26.070.C	10	Why is height governed in stories instead of in feet?	City Council and Planning Board Joint Meeting	2-Sep	If regulate in feet instead of stories, often buiders jam in as many stories as they can get, reducing daylighting and cross ventilation opportunities. The average citizen can visualize stories better than feet.
18.26.020.A.1, 18.26.020.A.2, 18.26.020.A.3	2	How are you able to control where are businesses are located?	City Council and Planning Board Joint Meeting	2-Sep	Under applicability, can only use this chapter if have 5 acres of land, so limits applicability, plus limited by critical areas and sewer. Then commercial is only allowed in the medium and high intensity areas.
Uses		Can makerspaces include a restaurant, bar, coffee shop, or wineshop?	City Council and Planning Board Joint Meeting	2-Sep	Some have become fully mixed use developments; however, expressly say that any building can be mixed use, so the way the code is written it would permit it in medium and high intensity areas. There are specific restrictions on the intensity of the use and size of the buildings. The larger the buildings the larger and noisier the HVAC, so code seeks to limit this.

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18.26.050.C.1, 18.26.050.C.2, 18.26.050.C.3		Where are lot sizes governed?	City Council and Planning Board Joint Meeting	2-Sep	C. Lots must meet the following width requirements: 1. PUD-L: 50 ft. min., no maximum 2. PUD-M: 18 ft. min., 150 ft. max. 3. PUD-H: 16 ft. min., 200 ft. max.
18.26.090		How can we assure that the homes will remain affordable after they have been resold?	City Council and Planning Board Joint Meeting	2-Sep	This is outside of zoning. As part of the development agreement, the applicant must bring something to the City to ensure affordability. However, there are issues with systemic racism, if the system does not let equity accrue to the least wealthy segments of the community.
		We need to ensure a robust conversation about open space.	City Council and Planning Board Joint Meeting	2-Sep	Noted.
		Will PUD development be required to have Covenants Codes and Restrictions (CCRs)?	City Council and Planning Board Joint Meeting	2-Sep	If the PUD has an Home Owners Association (HOA), they would have CCRs. If the PUD dedicates all roads and civic space to the City, it would not have to establish a HOA.
		Would we be able to establish a pesticide-free zone for	City Council and Planning Board Joint Meeting	2-Sep	That is not within the perview of zoning.
		Access and loading standards	Community member	2-Sep	Governed by the other parts of the code, outside of the PUD

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18.26.030 Table 1		Can you explain intensity zones?	Community member	2-Sep	Low intensity areas are a very good tool in areas where there is more topography. Medium intensity is like Fifth Street Commons or pocket neighborhoods, and the PUD could be up to 75% of medium intensity. Could also have a café or a coffee shop in medium intensity. Must have at least 5% in high intensity, primarily to keep people from having to get into their cars for every trip. However, can do up to 25%, if the PUD is in a location that can support that much mixed use. Does not have to be commercial in high intensity, but could also have multifamily buildings.
		Consider performance standards: some trees will do well close to buildings and others that do not. Classic bad example is on 3rd Street in Langley with decorative plum trees right under the power line; or a giant sequoia at Langley and 3rd. Also, some trees produce fruits, so have to have a plan for what to do with them. 3rd Street and Park used to be a walnut orchard. Madrones in Victoria, BC, pruned V-shaped.	Community member	2-Sep	Seattle Department of Transportation Street Trees List and cross referenced with the Whidbey Island Invasive Plant List to remove invasives. Because of the constriction of the available planting strip.
		Civic space and open space are two different animals. When you are calculating parcel size, almost every large parcel includes critical areas. The developable area is far less, due to the critical areas.	Community member	2-Sep	Maybe the way to address this is to rename "Conservancy" as "Open Space." The PUD is trying to encourage the open space to be accessible by a path, in which case it would be a meaningful civic space.
18.26.090.C.2.a		"Staff will then initiate the SEPA process, if applicable." When is SEPA not applicable?	Community member	2-Sep	The zoning does not designated when SEPA is applicable, but merely points to it.
		How does a member of the public know if the official has approved variances to the PUD?	Community member	2-Sep	All variances must proceed through the notification process required in 18.30 and 18.37
		Open space tends to denote conservation to us in this rural context. Civic space tends to make us think civic engagement for civic good. Does it need to be pulled apart? I don't know.	Community member	2-Sep	Edited
		Significant trees may not all be 12", because we are a raked-over island with very little undergrowth.	Community member	2-Sep	Noted.
		Social space along with privacy are both important, from the dwelling to buffered zones.	Community member	2-Sep	Noted.

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		What happens when applications come in that do not comply with the code?	Community member	2-Sep	They will not be approved, or they may request variances, or they may appeal the decision.
		City Council went through a long process to remove the development approval authority from Council and put it with the hearing examiner.	City Council and Planning Board Joint Meeting	2-Sep	It still resides with the Hearing Examiner, but the development agreement resides with Council.
18.26.080 F.3; Table 2.c		Development must have, where possible, rear lane access on the lot	City Council and Planning Board Joint Meeting	27-Feb	This can be addressed in the PUD.
18.26.090 B		How do you assure the preservation of the plan as it moves through resale.	City Council and Planning Board Joint Meeting	27-Feb	Via the application. There is the current annexation agreement that stands until a new code is adopted and a master plan adopted pursuant to it. If the overall developer brings in the plan and gets it approved through the first phase of entitlement before selling it. Otherwise, the legal owner could build the full range of what is enabled within the PUD. If it stays RS15000, how the developer divides it up is up to them, with their entitlements.
18.26.020 4 and per the existing Innovative & Affordable Housing Ordinance		Affordable housing is a requirement for the City Council. Must make it not so onerous so that we kill new development, since the community badly needs affordable housing now. People coming here in the summer to work cannot find a place to live.	City Council and Planning Board Joint Meeting	27-Feb	This can be addressed to some extent in the PUD.
18.26.020 4		Affordable housing is essential if Langley is to be a sustainable and inclusive community.	Community Workshop	26-Feb	This can be addressed to some extent in the PUD.
-		Affordable housing needs to stay affordable for service workers, teachers, etc. (Rent control?)	Community Workshop	26-Feb	This is done through policy outside of zoning.
-		AirBNB to fund 2nd home is exacerbating the affordability crisis.	Community Workshop	26-Feb	This is done through ordinance outside of zoning.
-		Are the developers aware of the airport compatibility zones based on WA state laws? The Cole's development is under the traffic pattern for planes landing to the south at Whidbey Airpark. Potential residents and businesses need to be aware.	Community Workshop	26-Feb	This is regulated by the FAA and State and is outside of the City's jurisdiction.

Code Section	Page Number	Comment	Commenter	Date	Response
18.26.020	4	Are we going to be able to actually deliver affordable housing in the Coles Valley Neighborhood?	City Council and Planning Board Joint Meeting	27-Feb	We can build a PUD code that will enable affordable housing. Maintaining it as affordable will be policy and administration outside of zoning.
-		CAC Citizens Advisory Committee can help the planners with cheap labor and ideas. Richard Kelly Dodge offering to organize.	Community Workshop	26-Feb	That is the role of the Planning Advisory Board.
-		Can we explore the use of land trust to build affordable housing areas.	Community Workshop	26-Feb	This vehicle is outside of zoning.
Not used due to market conditions		Can we use Transfer of Development Rights to make housing more interesting to future developers in Langley?	City Council and Planning Board Joint Meeting	27-Feb	TDRs have only worked well in a couple places in the US, because they only really work in hot markets, where the demand for density is high, and property values are high. There is one example in the Skagit Valley but it's for Ag land.
-		Community land trust cannot change our relationship with land as a concept	Community Workshop	26-Feb	Noted.
-		Concerned that this is being paid by developer & want a fair shake.	Community Workshop	26-Feb	Noted.
18.26.080	C.7	Could a high density development be put next to a large private property? This would diminish property values.	Community Workshop	26-Feb	The draft PUD will enable gentle density, by regulating through more predictable means like building heights and setbacks, taking into account surrounding zoning. Height restrictions will be in a buffer area adjacent to large lot development.
Table 10 limits density via limits to setbacks and heights		Does this include high density apartments? We don't want them.	Community Workshop	26-Feb	Unlikely to be high density relative to the existing Langley Municipal Code, which currently allows a maximum of 15 dwelling units per acre (DU/ac) with more via density bonusing provisions.
-		Ensure affordable development happens! At Coles Road subsidize land and utilities for less lucrative housing.	Community Workshop	26-Feb	Affordability can be provided through lot and building sizes but utilities are not controlled through zoning.
-		Financing alternatives	Community Workshop	26-Feb	Noted.
-		Hopes: Not be penalized financially for hook-ups to services within center of city	Community Workshop	26-Feb	Noted.

Code Section	Page Number	Comment	Commenter	Date	Response
Throughout chapter		How do we build equity?	Community Workshop	26-Feb	The PUD can help build equity in limited ways, such as: 1.) enabling maker spaces for incubation and acceleration of businesses; 2.) requiring parks and open space to be useable community gathering places where social capital is likely to be generated; 3.) allowing a variety of housing types that can help with initial home ownership as well as aging in place; 4.) increasing walkability as studies have shown that generally social equity increases as walkability increases.
-		If these homes go for more than \$200,000, they are not affordable for young families or the cashier at the Star Store.	Community Workshop	26-Feb	Noted.
18.26.020 4		Is it necessary to develop a certain percentage of affordable units	City Council and Planning Board Joint Meeting	27-Feb	Required per the development agreement, as per the existing Innovative & Affordable Housing Ordinance
18.26.090		Need to perform a critical area survey of the property, not just rely on comps.	Community Workshop	26-Feb	This would be required as part of a master plan application.
Table 12 permits 3 stories		No point in coming up with affordability targets that the landowner can't achieve. 3 or 4 stories with proper construction and honoring viewsheds	City Council and Planning Board Joint Meeting	27-Feb	As long as it doesn't interfere with sun access on neighbors lots.
18.26.090		Oversight & enforcement	Community Workshop	26-Feb	This can be addressed through the PUD process and application.
-		Permanently Affordable Housing Ordinance in Langley bases the requirement in other vehicles that live outside of zoning; the HOA itself manages Upper Langley: density bonuses and preserved open space	City Council and Planning Board Joint Meeting	27-Feb	Noted.
No unit size minimums, More units per lot permitted		Reduce all code restrictions to affordable housing; we can build our way out of this problem	Community Workshop	26-Feb	The PUD can only address zoning code restrictions that limit affordable housing, like reducing the size of lots and increasing the types of allowed housing types. The PUD can only help lighten these zoning code restrictions, but not the building code restrictions.

Code Section	Page Number	Comment	Commenter	Date	Response
Tables 10-12		Reduce setback to make it more village-like. Increase density in all residential zones.	Community Workshop	26-Feb	This can be addressed through the PUD.
Did not redefine in 18.26.020 4.		Since we already have the Innovative and Affordable Housing Ordinance, can we just stay with this definition of affordable housing?	City Council and Planning Board Joint Meeting	27-Feb	Yes, definitely.
-		Tax relief to produce accessible housing: bonds and grants to build.	Community Workshop	26-Feb	This lives outside of zoning.
-		There are benefits to equity low income housing	Community Workshop	26-Feb	Noted.
Do not restrict home size		Tiny houses and ADUs	Community Workshop	26-Feb	This can be addressed through the PUD.
-		We have a budget item for affordability. Can we fund directly, in part?	City Council and Planning Board Joint Meeting	discussion	Yes, definitely. There is a gap in most places in the US between what it costs to build a house and what is considered to provide workforce housing. No amount of density that the City can give make it pencil to build the complete property as affordable. Many organizations can get involved, but not directly zoning.
-		We have some great artistic designers: multi-units with personalized design with amenities.	Community Workshop	26-Feb	This would be addressed through designer selection. Zoning doesn't mandate aesthetics
18.26.020 4.		We need to create housing for our workers who provide service we need but affordable for minimum wage makers.	Community Workshop	26-Feb	This can be addressed to some extent in the PUD.
-		We need to decide how affordable housing is defined. Is it per the comp plan and per the Affordable Housing Plan.	City Council and Planning Board Joint Meeting	27-Feb	Defined through the existing 18.04
18.26.020 A.4.		What legal mechanism will assure x percent is initially "affordable" housing?	Community Workshop	26-Feb	Zoning can do this through inclusionary zoning regulations.
This will have to be a developer agreement, land trust or HOA that administers.		What legal mechanism will assure x percent is permanently "affordable" housing?	Community Workshop	26-Feb	Zoning cannot provide the structure to keep it permanently affordable. Requiring an agreement between the developer and city could be spelled out in the application requirements, but if the units are for sale then making them permanently affordable is a challenge.

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18.26.020 A.4.		Why can't we put an affordability aspect in the PUD ordinance?	City Council and Planning Board Joint Meeting	discussion	Can put the requirement there, but the deed restrictions or title attachments do not live in zoning.
18.26.050 C Tables 10-12		Will there be limits to how dense our little city becomes?	Community Workshop	26-Feb	Yes. The draft PUD will enable intensity that is in keeping with local character.
18.26.050 C Tables 10-12		Workforce housing, transitional housing, dormitory, or boarding house	Community Workshop	26-Feb	Workforce housing along with boarding houses and other multifamily housing types are permitted.
-		Workforce housing: both rentable and ownable to build equity	Community Workshop	26-Feb	This can't be defined through zoning. We can define unit type and density but not ownership.
18.19.010 and 18.26.020 A.4.		Workforce members are often 1-person households, so boarding houses and other multifamily housing types as well as tiny houses	City Council and Planning Board Joint Meeting	27-Feb	Boarding houses and other multifamily housing types are permitted. To the extent that the Innovative Affordable Housing is currently written in Langley zoning can be in the PUD as well: Developer has to figure out a strategy and bring it to the city. Right now it is optional and does not apply to every applicant. Perhaps there is general enough support to make it mandatory upon using the PUD. Question is: what is the % Area Median Income (AMI)? 80% doable. Once in the HUD range, requires a unique developer. 50-80% AMI usually includes teachers and firefighters. 30-50% AMI usually includes recent highschool graduates. Family of 4 making \$78k/year. 80% can be achieved with smaller unit types to generate naturally-occurring affordable housing which can be achieved by just bringing the zoning code up to today's best practices. Large lots, big setbacks, high parking requirements are exclusionary zoning rules and constitute a form of redlining, which can be fixed easily via zoning. RS15000 should only be applied to critical areas.
18.26.050 C Tables 10-12		Zoning for tiny house, cottages, and cluster development with open space	Community Workshop	27-Feb	This can be addressed through the PUD.

Code Section	Page Number	Comment	Commenter	Date	Response
-		Any zoning we write has to be responsive to the rights of the property owners.	City Council and Planning Board Joint Meeting	27-Feb	Noted. The ordinance has offset the requirements for affordability with increased density, use and unit types.
18.26.060		Clear criteria for open space	City Council and Planning Board Joint Meeting	27-Feb	This can be addressed through the PUD.
18.26.020		If we ask the developer for more amenities, like open space, have to think about what land area and density we can give up. What is the minimum lot size we should allow the PUD to apply to? If 5 acres, can't ask it to give much back to the City. Maybe 10 acres?	City Council and Planning Board Joint Meeting	27-Feb	Need to look at the growth areas, to see if homes can be further subdivided. 5 acres is supportable. 5 acres or bigger gives some assurance that new streets will be required. PUD can require a minimum block size. The 5 acres minimum will allow the development of 2 full blocks with approximately the average Langley block size.
18.19.010		What building types are acceptable: duplexes, triplexes?	City Council and Planning Board Joint Meeting	27-Feb	This can be addressed through the PUD. Rather than specifying building types, since those evolve over time, the PUD addresses units per lot.
18.26.060 B.		Worried that we won't be able to achieve all the things we are talking about on 5 acres. Can we change the requirements based on the size of each development?	City Council and Planning Board Joint Meeting	27-Feb	Sliding scale of requirements based on if it is a 5 acre, 10 acre, 15 acre or 20 acre development is a good solution.
Tables 10 – 12		If enabling the Fifth Street Commons, it is 16 DUA, but the highest zoning districts enables 15 DUA.	City Council and Planning Board Joint Meeting	27-Feb	Used bulk standards: heights, setbacks, and maximum building width instead of density (# of dwelling units per acre), because it is easier for the applicants and the neighbors to understand the implications.
Table 2		Setbacks, roads, and the other design elements are harder to specifically address	City Council and Planning Board Joint Meeting	27-Feb	Strongly require the minimum street width to reduce pavement, since can't do pervious pavement on roadway. Reduce travel lanes, and while complying with fire code. Substantial cost savings, and stays with Langley character.

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Table 1, and 18.26.050 D.		Ensure that we preserve the character of Langley. However, there is every housing type available here: downtown condo, small homes, big homes, the full range. Replication of this available diversity would go a long way to preserving the character of Langley.	City Council and Planning Board Joint Meeting	27-Feb	We can code that an application have more than 2 or 3 lot sizes and/or housing types, so do not get monocultures.
Table 2 18.19.010		City Council has a high level of priority for Climate Change, so multimodal streets are important, as well as other ways to reduce trip generation like live-work, makerspaces, and retail.	City Council and Planning Board Joint Meeting	27-Feb	Mixed use will be permitted but not required. Multi-modal streets will be provided in the street sections approved by the PUD.
Table 2, 18.26.040 3.		Recent climate change lecture was clear that we have to work now -- it is almost too late. What are some of the ways new development can address this? Many of the trees are facing annihilation because of climate change. Need to plant redwoods and sequoias instead of cedars. Soil is so important to carbon sequestration and aquifer recharging? Can we require pervious roads, landscape planting pallet, and local food production? Let's not talk about parks, but urban agriculture.	City Council and Planning Board Joint Meeting	27-Feb	The biggest challenge to this particular site from a climate perspective is auto dependency. Working hard at the planning level to try to establish multi-modal paths to town to walk, bike or use electric carts. Having multiple uses onsite, makerspaces, that can change over time will help. The Coles Valley site has dense forest that needs some thinning. Zoning can require x% open space, with a pallet of open space standards that work in different areas: conservation easements will have different types; community gardens will be one of these types.
18.26.020		The south area of Edgecliff contains forests that are a concern because of old growth trees.	City Council and Planning Board Joint Meeting	27-Feb	One requirement of being able to use the PUD could be that the property is on sewer. The PUD will contain critical area exclusions. The Infrastructure Project will extend sewer along Edgecliff but not to the edge of town. Any extension beyond the Infrastructure Project would be driven by development applications and so timing is unpredictable.
-		AirBNB VRBO	Community Workshop	26-Feb	Langley recently adopted a stringent short term rental code that applies to the whole City.
18.26.020 A.2.		Bluffs & wetlands are off limits to development. Agree!	Community Workshop	26-Feb	Current standards protect.
-		City needs to plan funds to enforce land preservation agreements. Reference: environmentalists having to protect wetlands and Trillium woods clear-cut	Community Workshop	26-Feb	Noted.

Code Section	Page Number	Comment	Commenter	Date	Response
18.26.060 C Table 3		Critical areas should not be part of open space requirements! Open space is buffer to C.A.	Community Workshop	26-Feb	Differing opinion on this. Permitted it if it complies with Table 3.
-		Critical areas with planned restoration	Community Workshop	26-Feb	Current code is pretty clear that reducing wetland/stream buffers requires mitigation and replanting.
-		Density; environment beyond critical areas; permeable place water	Community Workshop	26-Feb	Noted.
18.26.080 C. 7.		Neighbor (existing) protections civility common good	Community Workshop	26-Feb	Reduced height can be implemented to buffer neighbors.
18.26.020 Table 3		Over development; clear cuts; water	Community Workshop	26-Feb	Critical area protection and open space requirements help with these issues
18.26.020 Table 3		Protect trees no clear cutting! Protect aquifer & water. Yes! Yes-Agree!	Community Workshop	26-Feb	Critical area protection and open space requirements help with these issues
18.26.020 Table 3		Protect trees, water, open space	Community Workshop	26-Feb	Critical area protection and open space requirements help with these issues
18.26.020 Table 3		Trees - clear cut areas - look awful. Need to make area neater.	Community Workshop	26-Feb	Critical area protection and open space requirements help with these issues
-		Who owns the land? Homeowners associations	Community Workshop	26-Feb	That is the determination of the applicant. Zoning controls use and intensity but not ownership.
18.26.050 C. Tables 10 – 12		Working with housing needs	Community Workshop	26-Feb	The PUD will attempt to be responsive to market conditions by enabling naturally affordable housing through smaller lots and a variety of housing types.
-		Fairground for emergency shelter & old elementary school	Community Workshop	26-Feb	The PUD will not address temporary emergency management locations, as this is more of a physical planning role.
-		Fear: a whole lot of people need a whole lot of food and health care when we are cut off from the mainland.	Community Workshop	26-Feb	Not directly controlled by zoning, but enabling mixed use and community gardens can help.

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Table 2		How can you get firetrucks into small roads with parked cars along road?	Community Workshop	26-Feb	Street sections will ensure fire access with mid-block staging areas. Not every rear lane or street is required to be a fire access street, depending on proximity. Any development plan would have to be reviewed by the fire chief. Also application requirements should include confirmation that the road widths/access, etc meet general emergency services requirements.
18.26.040 3.		How do we ensure clusters of houses can be reached by emergency, first responders, and police with easy and safe access?	Community Workshop	26-Feb	The draft PUD will limit maximum block perimeter to assure access. Any application will have to be reviewed by Fire Dept to ensure this is addressed.
-		How does the port fit? Emergency supplies in, transport out? Live aboard boats.	Community Workshop	26-Feb	Not controlled by zoning.
18.26.060 B Table 3		large gathering place in case of emergency	Community Workshop	26-Feb	The PUD will require civic space for all larger developments; exact sizes are still under consideration
-		Whidbey Airport is a critical resource for emergency management and could be the only source of supplies and evacuation. Additional zoning that can help relieve the airport zoning for light industrial and mixed use could help take pressure off the land around the airport.	Community Workshop	26-Feb	The airport is in the County, and outside the zoning jurisdiction of the City.
-		Additional zoning for these areas are desperately needed. We support.	Community Workshop	26-Feb	Noted.
18.09.010		Allow zoning for light manufacturing maker businesses.	Community Workshop	26-Feb	The draft PUD proposes a mixture of compatible uses.
18.09.010, Tables 10 – 12		As an employer, I cannot find or keep qualified workers. Housing and utilities are too expensive. Public transportation not always available.	Community Workshop	26-Feb	The draft PUD will address this, proposing a range of housing types and a range of lot sizes, both of which should support natural-occurring affordability and choice. This zoning update will explore ways to encourage active transportation. Application requirements should include need to address multi-modal transportation and also require a concurrency assessment.

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Throughout chapter		Environmentally friendly	Community Workshop	26-Feb	Not sure what the comment means, but the draft PUD will address enabling environmentally friendly town forms, that are compact, walkable, and mixed-use.
18.26.050 C. and 18.09.010		Hopefully offer small and micro units for sale.	Community Workshop	26-Feb	The draft PUD will address this, proposing a range of housing types.
-		Mixed use (retail) increases traffic, resource consumption, etc.	Community Workshop	26-Feb	Mixed use has been shown to decrease vehicle miles traveled to some extent by allowing people to walk or cycle to at least some of their daily needs; in this way, it can decrease resource consumption.
18.09.010		Mixed use shouldn't decentralize the town's commercial area.	Community Workshop	26-Feb	The draft PUD will allow neighborhood-scale mixed use, not to the scale that would compete with downtown.
18.09.010		More commercial & industrial & maker space. Yes!	Community Workshop	26-Feb	The draft PUD will address this, proposing a mixture of compatible uses.
18.26.050 C. and 18.09.010		Options for younger families to live and work here. Yes.	Community Workshop	26-Feb	The draft PUD will address this, proposing a range of housing types and a range of lot sizes, both of which should support natural-occurring affordability and choice.
-		Support those who move here.	Community Workshop	26-Feb	Noted.
-		We don't have enough city staff to handle a large development in a way that honors our community. Not hiring outsiders that don't know us.	Community Workshop	26-Feb	Noted.
-		We have talented builders to assist potentially as a lower priced job / work / co-work with clients.	Community Workshop	26-Feb	Noted.
18.09.010		Ability for mixed use opportunities.	Community Workshop	26-Feb	The draft PUD will address this.
18.26.080 C. Tables 10 – 12		Apartments height limit	Community Workshop	26-Feb	The draft PUD will address this.
18.26.080 C. 7. and Tables 10 – 12		Apartments increase density to 30+ units per acre	Community Workshop	26-Feb	Some varying views within the community. The draft PUD will address this with more delicate densities.

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18.09.010		Boarding house, i.e. shared housing, roommates, self-directed senior homes.	Community Workshop	26-Feb	The Langley Municipal Code currently permits boarding houses. Also, there is nothing in the code that prevents people living together as roommates, which the PUD will also not prevent.
-		Co-housing community housing	Community Workshop	26-Feb	The draft PUD will not directly address this since it's an ownership issue. But it will be permitted via building sizes and setbacks.
-		Community affordability not possible here unless in a land trust or similar structure.	Community Workshop	26-Feb	While the draft PUD will encourage naturally-occurring affordability by allowing smaller lot sizes and a range of housing types, the PUD will not directly address other financial structures, like a land trust.
18.09.010		Define what makes one housing type different from another type.	City Council and Planning Board Joint Meeting	27-Feb	The PUD avoids housing type use since that evolves and improves over time. It uses units per lot which is both more predictable and more flexible.
18.09.010		Duplexes & triplexes. Yes!!	Community Workshop	26-Feb	The PUD avoids housing type use since that evolves and improves over time. It uses units per lot which is both more predictable and more flexible.
18.26.050 C		Ensure housing is more affordable: * smaller lots (3000 SF); * allow triplexes and quadra plex in all residential zones.	Community Workshop	26-Feb	The PUD permits smaller lots and multiple units per lot depending on intensity.
18.09.010		HOAs are bad	Community Workshop	26-Feb	Some varying views within the community. The draft PUD will not require nor ban HOAs.
-		How does city approve increase from 24 to 115 houses with no public comment? How can we restore trust?	Community Workshop	26-Feb	This is beginning of a process that includes and encourages public consultation including the Feb 26th meeting. Additional public consultations will occur once the draft PUD is available for public review.
18.09.010		No apt complex	Community Workshop	26-Feb	Some varying views within the community. The draft PUD permits multifamily but restricts intensity. No more than 8 units per lot.
18.26.050 B. 18.26.060		Planned open space with clustered cottage housing and community space	Community Workshop	26-Feb	The draft PUD requires planning for open space and community space and permits cottage housing.

Code Section	Page Number	Comment	Commenter	Date	Response
-		Rooming houses	Community Workshop	26-Feb	The draft PUD does not restrict multitenant homes
-		Sq Ft limits on housing	Community Workshop	26-Feb	Some varying views within the community. The draft PUD does not restrict this as it reduces affordability.
18.26.050 D.		The master plan will define the housing type and lot sizes, then the code will define what is a major and minor amendment to the plan.	City Council and Planning Board Joint Meeting	27-Feb	Housing diversity in the market today could be radically different than what is in the market in 10 years. Leaving some flexibility on housing types: duplex, triplex, and fourplex, instead can say must have at least 3 lot widths. Guarantees the diversity without saying what the housing types must be.
18.26.050 C and 18.09.010		Townhomes	Community Workshop	26-Feb	These are permitted although not expressly identified
18.26.050 C and 18.09.010		Well designed duplex, 3 plex, 4 plex with individual views and outside spaces	Community Workshop	26-Feb	These are permitted although not expressly identified
18.09.010		Why is there any special zoning needed for in-home occupations if it does not include delivery of goods or parking?	Community Workshop	26-Feb	The draft PUD will address this.
18.26.050 C and 18.09.010		Workforce housing is essential as one of housing types. How to?	Community Workshop	26-Feb	Lot size and building size help solve for workforce housing.
18.26.050 C and 18.09.010		Workforce housing; dormitory; transitional housing. Yes. Yes!!	Community Workshop	26-Feb	The draft PUD will address this.
18.26.020 A.2. 18.09.010		Aquifer susceptibility and wellhead protection are important here to provide safe and reliable drinking water. Langley is shaped like a bowl and the wellheads are out by the fairground, so much of this dynamic is in County lands and not under City control	City Council and Planning Board Joint Meeting	27-Feb	Important for interjurisdictional collaboration. Consider restricting the use of the PUD in a recharge area, or certain uses like dry cleaners and gas stations.
Table 3 a.		Can we not count steep slopes toward the open space requirement? No, because reduces the possibility of affordability.	City Council and Planning Board Joint Meeting	27-Feb	This is true. Critical areas will be able to contribute to some of the open space requirements within limited open space types.
-		Carbon sequestration	Community Workshop	26-Feb	Noted.
-		Cluster housing development preserving open space.	Community Workshop	26-Feb	This is permitted although not specifically required.

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18.26.020 A. 2.		Concerned about critical areas	City Council and Planning Board Joint Meeting	27-Feb	Bluff proximity, old growth forests, and wetlands would all be prohibitions against applying the PUD. However, there are provisions in the code that allow some reduction of buffers in critical areas subject to geotech or mitigation plan, etc.
18.26.060 B.		Create "greenbelts" between clusters	Community Workshop	26-Feb	The draft PUD does not expressly address this although it requires civic space.
-		For farming, keep open space. Keep taxes down. Create (allow) summer camp ground for people working on farmland.	Community Workshop	26-Feb	Noted.
Table 1 and Tables 10 – 12		Hopes & Aspirations: Maintaining semi-rural "feeling" in Langley.	Community Workshop	26-Feb	A diversity of intensity is regulated to reflect Langley's character.
-		I hope you reduce the amount of units to the original 24 homes; 116 is too many. Yes yes yes	Community Workshop	26-Feb	This density of 24 homes on 40 acres is contrary to the Langley Comprehensive Plan goals as well as the Growth Management Act. The previous agreement for 24 homes will not deliver the affordability that the community is requesting.
Table 3		Jurisdiction / private property / reasonable use: Don't make open space meaningless.	Community Workshop	26-Feb	The draft PUD required well placed and regulated open space.
18.26.060		Keep open space	Community Workshop	26-Feb	The draft PUD required well placed and regulated open space.
-		Maintain the civility that exists in the community: encourage calm/cooperative environments not hostile environments.	Community Workshop	26-Feb	Noted.
-		No one wants dog park near their home.	Community Workshop	26-Feb	Differing public opinion on this but not expressly permitted or prohibited.
Table 3		On 3rd Street, City accepted ~2 acres but not accessible to thoroughfare: ensure standards for accessibility to critical areas & civic space.	Community Workshop	26-Feb	The draft PUD will address this.
18.26.060		Use open space to protect sensitive critical areas; replant with natives	Community Workshop	26-Feb	The draft PUD will address this.
18.26.060		We need code for open space and green space before we sell out to developers.	Community Workshop	26-Feb	The draft PUD will address this.

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18.26.060 B.		What are the best practices for open space requirements?	City Council and Planning Board Joint Meeting	27-Feb	Coles Valley is not the best example, because Ross Chapin's plan uses so much open space. Will recommend a sliding scale based on size: 5 acres 5% open space; 40 acres 20-30% open space. Every new community must have at least 1 main civic space; two types of open space: gathering places and preservation
Table 3		What public good is isolated public space? Ensure civic space standards.	Community Workshop	26-Feb	The draft PUD will address this.
-		Anticipate parking crisis and have it mitigated by those profiting from development.	Community Workshop	26-Feb	Noted.
-		Anticipate smaller electric cars and improved transit and "Uber" services. WALK.	Community Workshop	26-Feb	Noted.
-		Can we apply this to the other zoning codes in Langley to reduce parking requirements?	City Council and Planning Board Joint Meeting	27-Feb	Yes, with a simple text amendment outside of the scope of this project
-		Closer to shops or with transportation	Community Workshop	26-Feb	Noted.
18.26.080 F. Table 8		Each home needs to have 2 parking spaces per unit. No parking along Coles Road. Developer needs to pay for stoplights.	Community Workshop	26-Feb	Some varying views within the community. Any application to develop this number of units will require a traffic study and the applicant will have to make off site improvements as required. Higher parking requirements reduce affordability.
Table 8		For multifamily, require 1 off street space / unit.	Community Workshop	26-Feb	Some varying views within the community; see other comments.
-		Have shuttle busses running frequently 7 days / week	Community Workshop	26-Feb	Outside the scope of zoning.
Table 8		I want to see code parking lower: 1/2 space per bedroom	Community Workshop	26-Feb	Some varying views within the community; see other comments.
-		Larger spaces for multiple parking spaces	Community Workshop	26-Feb	Noted.
-		No privatized on street parking	Community Workshop	26-Feb	This is not addressed as streets are public right-of-way and available to the public.

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-		Park & Ride in and around city fairgrounds?	Community Workshop	26-Feb	This is outside the scope of zoning. However, this already exists beside the Fairgrounds. Does the comment mean 'create a park and ride like the one around the fairgrounds?'
18.26.080 F.		Parking is a major issue. No public transportation so everyone has at least one car, so pressure exists for cars. However, telling the market how many parking places to build reduces affordability.	City Council and Planning Board Joint Meeting	27-Feb	The current best practice in parking management is for local governments to get out of the businesses, because parking minimums are controlled by the market and what the banks demand. This helps climate change, walkability, pervious surface. On Street parking is essential.
-		Parking is already very tight in Langley near businesses. How many new parking places will be required, what is cost and what is funding the plan?	Community Workshop	26-Feb	Noted.
-		Parking wars, need for more police	Community Workshop	26-Feb	This is enforcement, not zoning.
18.26.080 F.		Parking: * Make off street parking market based - don't require off street parking. * If after reducing required off street parking, allow use of adjacent on street parking as part of requirement.	Community Workshop	26-Feb	Some varying views within the community.
-		Where is anyone going to park when they come into downtown Langley?	Community Workshop	26-Feb	The PUD does not directly address downtown.
-		Go to a state income tax eliminating all property taxes and B&O taxes.	Community Workshop	26-Feb	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.
-		How will property taxes be aligned with low and ultra low income development?	Community Workshop	26-Feb	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.
-		Maybe tax credits - abatements - in return for lower priced units for sale (low income qualifying).	Community Workshop	26-Feb	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.
Tables 10 – 12		More people in a smaller space = lower tax burden.	Community Workshop	26-Feb	Yes, the draft PUD definitely attempts to enable this.

Code	Section Number	Page Comment	Commenter	Date	Response
-		More tax specifically for funding healthy school lunch & breakfast.	Community Workshop	26-Feb	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.
-		Provide 10 year moratorium on property taxes for truly affordable housing.	Community Workshop	26-Feb	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.
18.26.050		Reduce mine.	Community Workshop	26-Feb	The only way the PUD can directly reduce your property taxes is to enable "more people in a smaller space = lower tax burden" as another community member mentioned. The draft PUD will attempt to enable this through smaller lot sizes.
-		Water- who pays? Why should Langley residents pay for tourists flushing toilets?	Community Workshop	26-Feb	As discussed at the community workshop, utility pricing structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.
Table 2		Rain gardens and onsite stormwater management onsite now; code does not say how it must be done	City Council and Planning Board Joint Meeting	27-Feb	Also provides open space. Public works supports green infrastructure including rain gardens and swales for retention in the road right of way. The PUD can include this in street section.
18.26.040 A.		If there were a way to not have a single entrance and exit off of Coles Road would be exceptionally helpful.	City Council and Planning Board Joint Meeting	27-Feb	Discussions with landowners are ongoing to try to increase the connectivity. City Code applies and emergency services will also weigh in on what is required regarding access.
Table 2		Upper Langley has gravel lanes under Chapter 18. Internal private street; not City-owned, but required by the city.	City Council and Planning Board Joint Meeting	27-Feb	Yes but road cross sections are proposed in the PUD and must be consistent with other sections of the code.
-		Food sustainability; farm co-ops; improve soils for carbon sequestration; plant trees that are going to be standing in 40 years	Community Workshop	27-Feb	The draft PUD will enable some sustainability measures but not necessarily this list.
-		Need microgrids to support communities	Community Workshop	26-Feb	The PUD will not address utilities

Code	Section Number	Page Number	Comment	Commenter	Date	Response
-			Radical efficiency, sufficiency, simplicity, de-carbonization, community	Community Workshop	26-Feb	Not sure what the comment means, but the draft PUD will address enabling some sustainability measures.
-			Restricting water collection; solar energy	Community Workshop	26-Feb	Not controlled by zoning.
-			Use new/old technology to solve existing problems. Mushroom technology.	Community Workshop	26-Feb	Not sure what the comment means, but the draft PUD will address enabling some sustainability measures.
-			Water treatment plant is almost at capacity. We will need to replace it at cost to the community. We need to employ more progressive planning.	Community Workshop	26-Feb	City official at the meeting noted capacity level of water treatment plant is adequate for the Coles Valley Neighborhood plan.
-			We are environmentally dependent on Mainland for supply, power and workers!	Community Workshop	26-Feb	Not directly controlled by zoning, but enabling mixed use and community gardens can help.
18.26.060, Tables 10 – 12			We have a single source aquifer which requires soil that is not covered by impervious surfaces.	Community Workshop	26-Feb	The draft PUD will regulate required open space and maximum lot coverage.
-			Zero waste	Community Workshop	26-Feb	Waste management is outside of zoning.
-			Already parking is a challenge, what will we do with 200+ more people driving to town?	Community Workshop	26-Feb	Differing public opinion on this.
-			Coles Valley plan has 1 entry / exit. I am concerned about traffic jams due to 240 homes.	Community Workshop	26-Feb	There are ongoing efforts being made by the city and the developer to improve connectivity.
-			Congestion; bottlenecks; access	Community Workshop	26-Feb	There are ongoing efforts being made by the city and the developer to improve connectivity.
Tables 10 – 12			Density Creates Walkability	Community Workshop	26-Feb	The draft PUD will address this.
18.26.090			Fears & concerns: How can you build with minimal trucks, minimal disruption (stalls, road work)	Community Workshop	26-Feb	The PUD may not directly address. However, this can be addressed as part of the application process within the development agreement.
-			Fears & concerns: management; traffic flow on 3rd street; transit?	Community Workshop	26-Feb	The PUD may not directly address.
-			Highway 20 impacts from Coles Road. --No existing turn lanes --	Community Workshop	26-Feb	The PUD will not directly address.
-			Hopes & Aspirations: Pace... Slow traffic to 20 mph. No sidewalks -> "If it ain't broke, don't fix it."	Community Workshop	26-Feb	Noted.

Code	Section Number	Page Comment	Commenter	Date	Response
18.26.090		How can we insure reasonable traffic analysis by the developer?	Community Workshop	26-Feb	The PUD may not directly address. However, this can be addressed as part of the application process within the development agreement.
-		Island Transit: consider working with them no lowe transportation	Community Workshop	26-Feb	Transit is outside the scope of the PUD.
-		No one walks over a mile to go shopping in Langley. Elderly people small children try to carry your groceries all the way back.	Community Workshop	26-Feb	Noted. Unless they go to a large shopping mall like Lynnwood which is the same size as the City of Langley.
-		Noise	Community Workshop	26-Feb	Noise is controlled through a separate ordinance or performance standards outside the scope of the PUD.
Table 2		Proper sidewalks & safe crossings	Community Workshop	26-Feb	This can be addressed through the PUD.
		Responsibility and cost of traffic impact covered by people profiting from development - not taxpayer	Community Workshop	26-Feb	The PUD may not directly address. However, this can be addressed as part of the development agreement.
-		Roundabouts	Community Workshop	26-Feb	These likely are not required on the Coles Valley site and require a traffic engineer. Outside the scope of zoning.
-		Sidewalks with curbs (no more shoulder walking) Sandy Point 614 Edge Cliff	Community Workshop	26-Feb	Noted.
-		Traffic congestion volume, speed issues, pollution, noise, quality of life for residences, light pollution, safety	Community Workshop	26-Feb	Many of these issues are not controlled by zoning.
-		Traffic: Negative externalities on areas outside city limits, eg Coles Rd & I525; increased traffic congestion impacts on intersection	Community Workshop	26-Feb	Noted.
-		What does WSDOT think of the intersection to 525? This is a problem with Crawford Road and Cole's seems to be in a similar position if more traffic is added.	Community Workshop	26-Feb	This will not be directly addressed in the PUD language, but rather in the application process. This issue has been raised with the developer and will need to be addressed as part of any application to develop the property.
-		Wide maintained paths on each side of road with turnaround areas spaced -- maybe 3-4 for all vehicles	Community Workshop	26-Feb	Noted.
-		Bicycle, light EV, non highway roads; 2nd routes for other forms of transport.	Community Workshop	26-Feb	Noted.

Code Section	Page Number	Comment	Commenter	Date	Response
Table 2, 18.26.080 F.		Bike lanes	Community Workshop	26-Feb	Street sections will encourage multiple modes of transportation, including cycling. The streets may be too calm within Coles Valley to make bike lanes useful, as they would only increase the width of the streets, instead of encouraging skinnier streets, that are more cyclist and pedestrian friendly, and are more likely to enable affordability.
-		Charging stations	Community Workshop	26-Feb	LMC 18.22.155 D.6 requires EV charging station for a multi-family development with more than 20 dwelling units.
-		Free circulator busses	Community Workshop	26-Feb	Not controlled by zoning.
-		Golf carts and golf cart parking.	Community Workshop	26-Feb	The PUD may not directly address this.
-		Island County Transit may not be able to expand service to clustered development.	Community Workshop	26-Feb	The PUD cannot directly influence this.
-		It would be great if this could fit into a larger county bike plan and jump start the improvement of shoulder on all Island County roads.	Community Workshop	26-Feb	The City of Langley does not have jurisdiction over Island County roads. However, interjurisdictional collaboration will be encouraged. Given the location and SEPA process Island County will be invited to comment on the code amendment as well as any application.
Table 2		Lanes for golf carts.	Community Workshop	26-Feb	Street sections will encourage multiple modes of transportation, including golf carts. The streets may be too calm within Coles Valley to make golf cart lanes useful, as they would only increase the width of the streets, instead of encouraging skinnier streets, that are more golf cart and pedestrian friendly, and are more likely to enable affordability.
-		Maybe an exclusive on island car service to take people where they need to go -- medical -- work -- shopping -- etc.	Community Workshop	26-Feb	Not controlled by zoning.
Table 2		Non-motorized transportation network.	Community Workshop	26-Feb	Street sections will include non-motorized facilities.

Code	Section	Page Number	Comment	Commenter	Date	Response
-			Shuttle bus services could help relieve traffic concerns. Bicycle friendly paths would be helpful. Trail connections from parks to city.	Community Workshop	26-Feb	Transit is outside the scope of the PUD. But paths can be included in the street sections
Table 2			Sidewalk requirement	Community Workshop	26-Feb	Street sections will include sidewalk requirements.
-			Walkability: areas of high density housing need walkable connections to downtown Langley. Coles Road is NOT walkable.	Community Workshop	26-Feb	Noted. Landowner seeking these connections.
18.26.040 A.			Who will be responsible for development of pathways, sidewalks and bike lanes.	Community Workshop	26-Feb	All on-site improvements are the responsibility of the applicant. Off-site improvements are a part of a development agreement.
18.26.050 C. 18.09.010			Affordability	Community Workshop	26-Feb	This is noted as a concern and the PUD will attempt to address by enabling smaller houses, smaller lots, and a range of housing types
-			High Participation Fees	Community Workshop	26-Feb	As discussed at the community workshop, utility pricing is outside the scope of drafting a PUD; not controlled from within the Planning Department.
-			How can we insure development will not outstrip our infrastructure (sewers, water and emergency/safety)	Community Workshop	26-Feb	Analysis is done at the comp plan level for overall capacity and at the development plan level for each new development. City official at the meeting noted capacity level of water treatment plant is adequate for the Coles Valley Neighborhood plan.
-			Identify land for sustainable energy production and create a co-op.	Community Workshop	26-Feb	Green power generation is a policy-level decision that would need to be enabled in the comprehensive plan; the PUD will not address this.
-			Impact on Safety, Police, Fire Dept, EMT, extra water, sewer impact, roads and bridges.	Community Workshop	26-Feb	This is acknowledged as an increased demand on services for all new development; the overall impact should be mitigated to some extent by enabling compact development patterns. See www.CodeStudy.org . Also, an applicant has to show how they are mitigating these impacts.
-			Invest in solar and wind whenever possible.	Community Workshop	26-Feb	Green power generation is a policy-level decision that would need to be enabled in the comprehensive plan; the PUD will not address this.

Code	Section Number	Page Comment	Commenter	Date	Response
-		Keep 24 number of houses on Coles Road.	Community Workshop	26-Feb	This is noted as a concern but is in conflict with the desire for affordability; keeping the number to 24 would mean very large lots, which would decrease the likelihood of long term affordability. This is also in conflict with the Langley Comprehensive Plan and the Washington Growth Management Act.
-		Keep our sewer system from needing to be totally replaced.	Community Workshop	26-Feb	City official at the meeting noted capacity level of water treatment plant is adequate for the Coles Valley Neighborhood plan.
18.26.040 E.		Lower connection fees. Bury electric wires underground. Make solar required.	Community Workshop	26-Feb	Some of these are policies that would need to be enabled in the comprehensive plan. The PUD can only require underground utilities.
-		Lowered participation fees for smaller apartments and condos.	Community Workshop	26-Feb	Zoning cannot address utility fees.
-		More people = lower rates / fees	Community Workshop	26-Feb	It depends. More people on larger lots are shown to raise fees because of the road, water and sewer infrastructure required to build between and to the larger lots. The draft PUD will attempt to enable more compact development patterns of people within a smaller footprint with smaller lot sizes, which has been shown to lower costs.
-		No participation fees for ADU, DADU, or backyard tiny houses.	Community Workshop	26-Feb	Zoning cannot address utility fees.
-		Options for alternative energy beyond solar panels? Micro grids? Move the meter to serve clusters.	Community Workshop	26-Feb	Green power generation is a policy-level decision that would need to be enabled in the comprehensive plan; the PUD will not address this.
-		Public utility co-op; own the utility; no cell tower	Community Workshop	26-Feb	As discussed at the community workshop, utility ownership is outside the scope of drafting a PUD; a goal such as this would be pursued thru the comp plan process.
-		Solar farms. Wind.	Community Workshop	26-Feb	Green power generation is a policy-level decision that would need to be enabled in the comprehensive plan; the PUD will not address this.

Code	Section	Page Number	Comment	Commenter	Date	Response
-			State subsidy for expensive water.	Community Workshop	26-Feb	As discussed at the community workshop, utility pricing is outside the scope of drafting a PUD.
-			Trees and soils that will help to mitigate climate change.	Community Workshop	26-Feb	The City can develop a new approved plant palette within the zoning update, but that is not a product of the PUD or a single district.
-			What is our capacity: sewer, water? No new wells for developments.	Community Workshop	26-Feb	City official at the meeting noted capacity level of water treatment plant is adequate for the Coles Valley Neighborhood plan.
-			Community Land Trust or Community Development Corp	Community Workshop	26-Feb	Options for community land trust are being explored by the development team.
Tables 2 and 3			Community plan to encourage neighbors to help being poor more tolerable by sharing & helping each other.	Community Workshop	26-Feb	This important building block of community is not directly impacted by zoning, except that zoning can enable gathering spaces in parks, plazas, pocket parks, playgrounds and other civic spaces along with on walkable streets where neighbors are more prone to meet and build social capital. Increasing walkability helps too, since shorter commutes tend to increase social capital.
-			Develop a qualification criteria - perhaps housing owned by city and used as short term.	Community Workshop	26-Feb	This is noted as a concern but enabled by policy instead of zoning.
18.26.050			High barriers to entry	Community Workshop	26-Feb	Assuming this is addressing residential homes and can be improved through unit and lot sizes.
-			Homeless shelters even a "sleeping porch" like we had in my fraternity - also Salvation Army uses big sleeping rooms.	Community Workshop	26-Feb	This important building block of community is not directly impacted by zoning.
18.26.050, 18.09.010			Hostels for shorter term stays. Room / boarding houses. Tiny apartments. Shared common areas. Convert single family to multifamily or house sharing.	Community Workshop	26-Feb	This is noted as a concern and the PUD will attempt to address by enabling smaller houses, smaller lots, and a range of housing types.
-			How will this be subsidized?	Community Workshop	26-Feb	That is under consideration. At the moment, this is not subsidized housing, however innovative structures of land banks and other supports for affordable housing are under consideration.
18.26.050, 18.09.010			Minimum wage makers need housing & we can provide it as a city. Buildable!	Community Workshop	26-Feb	This is an important reason why enabling smaller lots and smaller dwelling units is important to be responsive to market demand.

Code Section	Page Number	Comment	Commenter	Date	Response
18.26.050, 18.09.010		Price control, if not in place, will still crowd out low income people as downsizing becomes "chic."	Community Workshop	26-Feb	This is an important reason why enabling smaller lots and smaller dwelling units is important to be responsive to market demand.
18.09.010		Remove barriers to convert houses to accommodate lower income citizens.	Community Workshop	26-Feb	Zoning can permit conversion of single-family homes to duplex and triplex. Not sure if that is the intent of the comment.
-		Resale prices can be held down by limits as in the North Langley Cohousing by the cemetery	Community Workshop	26-Feb	This provision is within the Upper Langley HOA and is a good solution. It isn't controlled by zoning.
-		Short term tourist hostels like Europeans have. Minimal and cheap.	Community Workshop	26-Feb	Zoning can permit lodging and numbers of rooms, but cannot require a specific market segment like hostels.
18.09.010		Tiny homes in Langley.	Community Workshop	26-Feb	Tiny Homes are currently permitted by Langley Municipal Code, and will be enabled within the PUD.
-		We have enough middle and high end lots already. 100% of the new development should address the lower 1/3 of economic spectrum.	Community Workshop	26-Feb	Assuming this is addressing the Coles Valley Neighborhood development, the memo of understanding between the City and the developer does call for affordable housing, although the percentages are not clear; additional housing units over the current entitlement will support more affordability with smaller lots and smaller dwellings.
-		We have housing in (Saratoga) Langley for low income. What would it take to expand this space?	Community Workshop	26-Feb	Assuming the comment is regarding Saratoga Terrace Apartments? The PUD cannot help in this case but the larger zoning update can.