

Langley Planned Unit Development Code Update

Community Comment Matrix and Responses

This matrix summarizes many important community concerns regarding development in Langley. The topics were established by the community as their concerns during the February 2020 workshop. The Planned Unit Development (PUD) zoning can help with some of these concerns, but others are outside its jurisdiction and must be handled through comprehensive plan policy, development agreements, utility and services pricing, land banks, and other support networks. To submit additional comments, please email planning@langleywa.org. Thanks!

Color Key

	Addressed through the Planned Unit Development (PUD) zoning regulations
	Addressed through other policy or ordinance
	Not addressed through this process or general comment

Topic	Comment	Response	Code Section	Commenter	Card
Accessibility	Development must have, where possible, rear lane access on the lot	This can be addressed in the PUD.	18.26.080 F.3; Table 2.c	City Council and Planning Board Joint Meeting	discussion
Administration	How do you assure the preservation of the plan as it moves through resale.	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.	18.26.090 B	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	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.	This can be addressed to some extent in the PUD.	18.26.020 4 and per the existing Innovative & Affordable Housing Ordinance	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	Affordable housing is essential if Langley is to be a sustainable and inclusive community.	This can be addressed to some extent in the PUD.	18.26.020 4	Community Workshop	green
Affordable Housing	Affordable housing needs to stay affordable for service workers, teachers, etc. (Rent control?)	This is done through policy outside of zoning.	-	Community Workshop	green
Affordable Housing	AirBNB to fund 2nd home is exacerbating the affordability crisis.	This is done through ordinance outside of zoning.	-	Community Workshop	green
Affordable Housing	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.	This is regulated by the FAA and State and is outside of the City's jurisdiction.	-	Community Workshop	red

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Affordable Housing	Are we going to be able to actually deliver affordable housing in the Coles Valley Neighborhood?	We can build a PUD code that will enable affordable housing. Maintaining it as affordable will be policy and administration outside of zoning.	18.26.020 4	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	CAC Citizens Advisory Committee can help the planners with cheap labor and ideas. Richard Kelly Dodge offering to organize.	That is the role of the Planning Advisory Board.	-	Community Workshop	red
Affordable Housing	Can we explore the use of land trust to build affordable housing areas.	This vehicle is outside of zoning.	-	Community Workshop	green
Affordable Housing	Can we use Transfer of Development Rights to make housing more interesting to future developers in Langley?	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.	Not used due to market conditions	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	Community land trust cannot change our relationship with land as a concept	Noted.	-	Community Workshop	green
Affordable Housing	Concerned that this is being paid by developer & want a fair shake.	Noted.	-	Community Workshop	red
Affordable Housing	Could a high density development be put next to a large private property? This would diminish property values.	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.	18.26.080 C.7	Community Workshop	red
Affordable Housing	Does this include high density apartments? We don't want them.	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.	Table 10 limits density via limits to setbacks and heights	Community Workshop	red
Affordable Housing	Ensure affordable development happens! At Coles Road subsidize land and utilities for less lucrative housing.	Affordability can be provided through lot and building sizes but utilities are not controlled through zoning.	-	Community Workshop	green
Affordable Housing	Financing alternatives	Noted.	-	Community Workshop	green
Affordable Housing	Hopes: Not be penalized financially for hook-ups to services within center of city	Noted.	-	Community Workshop	green

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Affordable Housing	How do we build equity?	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.	Throughout chapter	Community Workshop	red
Affordable Housing	If these homes go for more than \$200,000, they are not affordable for young families or the cashier at the Star Store.	Noted.	-	Community Workshop	red
Affordable Housing	Is it necessary to develop a certain percentage of affordable units	Required per the development agreement, as per the existing Innovative & Affordable Housing Ordinance	18.26.020 4	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	Need to perform a critical area survey of the property, not just rely on comps.	This would be required as part of a master plan application.	18.26.090	Community Workshop	green
Affordable Housing	No point in coming up with affordability targets that the landowner can't achieve. 3 or 4 stories with proper construction and honoring viewsheds	As long as it doesn't interfere with sun access on neighbors lots.	Table 12 permits 3 stories	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	Oversight & enforcement	This can be addressed through the PUD process and application.	18.26.090	Community Workshop	green
Affordable Housing	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	Noted.	-	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	Reduce all code restrictions to affordable housing; we can build our way out of this problem	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.	No unit size minimums. More units per lot permitted	Community Workshop	green
Affordable Housing	Reduce setback to make it more village-like. Increase density in all residential zones.	This can be addressed through the PUD.	Tables 10-12	Community Workshop	green
Affordable Housing	Since we already have the Innovative and Affordable Housing Ordinance, can we just stay with this definition of affordable housing?	Yes, definitely.	Did not redefine in 18.26.020 4.	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	Tax relief to produce accessible housing; bonds and grants to build.	This lives outside of zoning.	-	Community Workshop	green
Affordable Housing	There are benefits to equity low income housing	Noted.	-	Community Workshop	green
Affordable Housing	Tiny houses and ADUs	This can be addressed through the PUD.	Do not restrict home size	Community Workshop	green

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Affordable Housing	We have a budget item for affordability. Can we fund directly, in part?	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.	-	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	We have some great artistic designers: multi-units with personalized design with amenities.	This would be addressed through designer selection. Zoning doesn't mandate aesthetics	-	Community Workshop	green
Affordable Housing	We need to create housing for our workers who provide service we need but affordable for minimum wage makers.	This can be addressed to some extent in the PUD.	18.26.020 4.	Community Workshop	green
Affordable Housing	We need to decide how affordable housing is defined. Is it per the comp plan and per the Affordable Housing Plan.	Defined through the existing 18.04	-	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	What legal mechanism will assure x percent is initially "affordable" housing?	Zoning can do this through inclusionary zoning regulations.	18.26.020 A.4.	Community Workshop	green
Affordable Housing	What legal mechanism will assure x percent is permanently "affordable" housing?	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.	This will have to be a developer agreement, land trust or HOA that administers.	Community Workshop	green
Affordable Housing	Why can't we put an affordability aspect in the PUD ordinance?	Can put the requirement there, but the deed restrictions or title attachments do not live in zoning.	18.26.020 A.4.	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	Will there be limits to how dense our little city becomes?	Yes. The draft PUD will enable intensity that is in keeping with local character.	18.26.050 C Tables 10-12	Community Workshop	red
Affordable Housing	Workforce housing, transitional housing, dormitory, or boarding house	Workforce housing along with boarding houses and other multifamily housing types are permitted.	18.26.050 C Tables 10-12	Community Workshop	green
Affordable Housing	Workforce housing: both rentable and ownable to build equity	This can't be defined through zoning. We can define unit type and density but not ownership.	-	Community Workshop	green

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Affordable Housing	Workforce members are often 1-person households, so boarding houses and other multifamily housing types as well as tiny houses	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.	18.19.010 and 18.26.020 A.4.	City Council and Planning Board Joint Meeting	discussion
Affordable Housing	Zoning for tiny house, cottages, and cluster development with open space	This can be addressed through the PUD.	18.26.050 C Tables 10-12	Community Workshop	green
Applicability	Any zoning we write has to be responsive to the rights of the property owners.	Noted. The ordinance has offset the requirements for affordability with increased density, use and unit types.	-	City Council and Planning Board Joint Meeting	discussion
Applicability	Clear criteria for open space	This can be addressed through the PUD.	18.26.060	City Council and Planning Board Joint Meeting	discussion
Applicability	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?	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.	18.26.020	City Council and Planning Board Joint Meeting	discussion
Applicability	What building types are acceptable: duplexes, triplexes?	This can be addressed through the PUD. Rather than specifying building types, since those evolve over time, the PUD addresses units per lot.	18.19.010	City Council and Planning Board Joint Meeting	discussion
Applicability	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?	Sliding scale of requirements based on if it is a 5 acre, 10 acre, 15 acre or 20 acre development is a good solution.	18.26.060 B.	City Council and Planning Board Joint Meeting	discussion

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Bulk Standards	If enabling the Fifth Street Commons, it is 16 DUA, but the highest zoning districts enables 15 DUA.	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.	Tables 10 – 12	City Council and Planning Board Joint Meeting	discussion
Bulk Standards	Setbacks, roads, and the other design elements are harder to specifically address	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.	Table 2	City Council and Planning Board Joint Meeting	discussion
Character	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.	We can code that an application have more than 2 or 3 lot sizes and/or housing types, so do not get monocultures.	Table 1, and 18.26.050 D.	City Council and Planning Board Joint Meeting	discussion
Climate Change	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.	Mixed use will be permitted but not required. Multi-modal streets will be provided in the street sections approved by the PUD.	Table 2 18.19.010	City Council and Planning Board Joint Meeting	discussion
Climate Change	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.	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.	Table 2, 18.26.040 3.	City Council and Planning Board Joint Meeting	discussion
Climate Change	The south area of Edgecliff contains forests that are a concern because of old growth trees.	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.	18.26.020	City Council and Planning Board Joint Meeting	discussion
Critical Area Protection	AirBNB VRBO	Langley recently adopted a stringent short term rental code that applies to the whole City.	-	Community Workshop	red
Critical Area Protection	Bluffs & wetlands are off limits to development. Agree!	Current standards protect.	18.26.020 A.2.	Community Workshop	green
Critical Area Protection	City needs to plan funds to enforce land preservation agreements. Reference: environmentalists having to protect wetlands and Trillium woods clear-cut	Noted.	-	Community Workshop	red

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Critical Area Protection	Critical areas should not be part of open space requirements! Open space is buffer to C.A.	Differing opinion on this. Permitted it if it complies with Table 3.	18.26.060 C Table 3	Community Workshop	green
Critical Area Protection	Critical areas with planned restoration	Current code is pretty clear that reducing wetland/stream buffers requires mitigation and replanting.	-	Community Workshop	green
Critical Area Protection	Density; environment beyond critical areas; permeable place water	Noted.	-	Community Workshop	green
Critical Area Protection	Neighbor (existing) protections civility common good	Reduced height an be implemented to buffer neighbors.	18.26.080 C. 7.	Community Workshop	green
Critical Area Protection	Over development; clear cuts; water	Critical area protection and open space requirements help with these issues	18.26.020 Table 3	Community Workshop	red
Critical Area Protection	Protect trees no clear cutting! Protect aquifer & water. Yes! Yes- Agree!	Critical area protection and open space requirements help with these issues	18.26.020 Table 3	Community Workshop	green
Critical Area Protection	Protect trees, water, open space	Critical area protection and open space requirements help with these issues	18.26.020 Table 3	Community Workshop	green
Critical Area Protection	Trees - clear cut areas - look awful. Need to make area neater.	Critical area protection and open space requirements help with these issues	18.26.020 Table 3	Community Workshop	red
Critical Area Protection	Who owns the land? Homeowners associations	That is the determination of the applicant. Zoning controls use and intensity but not ownership.	-	Community Workshop	green
Critical Area Protection	Working with housing needs	The PUD will attempt to be responsive to market conditions by enabling naturally affordable housing through smaller lots and a variety of housing types.	18.26.050 C. Tables 10 – 12	Community Workshop	red
Emergency Preparedness; Resilience	Fairground for emergency shelter & old elementary school	The PUD will not address temporary emergency management locations, as this is more of a physical planning role.	-	Community Workshop	green
Emergency Preparedness; Resilience	Fear: a whole lot of people need a whole lot of food and health care when we are cut off from the mainland.	Not directly controlled by zoning, but enabling mixed use and community gardens can help.	-	Community Workshop	red
Emergency Preparedness; Resilience	How can you get firetrucks into small roads with parked cars along road?	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.	Table 2	Community Workshop	red
Emergency Preparedness; Resilience	How do we ensure clusters of houses can be reached by emergency, first responders, and police with easy and safe access?	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.	18.26.040 3.	Community Workshop	red
Emergency Preparedness; Resilience	How does the port fit? Emergency supplies in, transport out? Live aboard boats.	Not controlled by zoning.	-	Community Workshop	red

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Emergency Preparedness; Resilience	large gathering place in case of emergency	The PUD will require civic space for all larger developments; exact sizes are still under consideration	18.26.060 B Table 3	Community Workshop	green
Emergency Preparedness; Resilience	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.	The airport is in the County, and outside the zoning jurisdiction of the City.	-	Community Workshop	green
Employment, Maker Spaces & Mixed Use	Additional zoning for these areas are desperately needed. We support.	Noted.	-	Community Workshop	green
Employment, Maker Spaces & Mixed Use	Allow zoning for light manufacturing maker businesses.	The draft PUD proposes a mixture of compatible uses.	18.09.010	Community Workshop	green
Employment, Maker Spaces & Mixed Use	As an employer, I cannot find or keep qualified workers. Housing and utilities are too expensive. Public transportation not always available.	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.	18.09.010, Tables 10 – 12	Community Workshop	green
Employment, Maker Spaces & Mixed Use	Environmentally friendly	Not sure what the comment means, but the draft PUD will address enabling environmentally friendly town forms, that are compact, walkable, and mixed-use.	Throughout chapter	Community Workshop	red
Employment, Maker Spaces & Mixed Use	Hopefully offer small and micro units for sale.	The draft PUD will address this, proposing a range of housing types.	18.26.050 C. and 18.09.010	Community Workshop	green
Employment, Maker Spaces & Mixed Use	Mixed use (retail) increases traffic, resource consumption, etc.	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.	-	Community Workshop	red
Employment, Maker Spaces & Mixed Use	Mixed use shouldn't decentralize the town's commercial area.	The draft PUD will allow neighborhood-scale mixed use, not to the scale that would compete with downtown.	18.09.010	Community Workshop	red
Employment, Maker Spaces & Mixed Use	More commercial & industrial & maker space. Yes!	The draft PUD will address this, proposing a mixture of compatible uses.	18.09.010	Community Workshop	green
Employment, Maker Spaces & Mixed Use	Options for younger families to live and work here. Yes.	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.	18.26.050 C. and 18.09.010	Community Workshop	green

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Employment, Maker Spaces & Mixed Use	Support those who move here.	Noted.	-	Community Workshop	green
Employment, Maker Spaces & Mixed Use	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.	Noted.	-	Community Workshop	green
Employment, Maker Spaces & Mixed Use	We have talented builders to assist potentially as a lower priced job / work / co-work with clients.	Noted.	-	Community Workshop	green
Housing Types	Ability for mixed use opportunities.	The draft PUD will address this.	18.09.010	Community Workshop	green
Housing Types	Apartments height limit	The draft PUD will address this.	18.26.080 C. Tables 10 – 12	Community Workshop	green
Housing Types	Apartments increase density to 30+ units per acre	Some varying views within the community. The draft PUD will address this with more delicate densities.	18.26.080 C. 7. and Tables 10 – 12	Community Workshop	green
Housing Types	Boarding house, i.e. shared housing, roommates, self-directed senior homes.	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.	18.09.010	Community Workshop	green
Housing Types	Co-housing community housing	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 Workshop	green
Housing Types	Community affordability not possible here unless in a land trust or similar structure.	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.	-	Community Workshop	red
Housing Types	Define what makes one housing type different from another type.	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	City Council and Planning Board Joint Meeting	discussion
Housing Types	Duplexes & triplexes. Yes!!	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	Community Workshop	green
Housing Types	Ensure housing is more affordable: * smaller lots (3000 SF); * allow triplexes and quadra plex in all residential zones.	The PUD permits smaller lots and multiple units per lot depending on intensity.	18.26.050 C 18.09.010	Community Workshop	green
Housing Types	HOAs are bad	Some varying views within the community. The draft PUD will not require nor ban HOAs.	-	Community Workshop	red
Housing Types	How does city approve increase from 24 to 115 houses with no public comment? How can we restore trust?	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.	-	Community Workshop	green

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Housing Types	No apt complex	Some varying views within the community. The draft PUD permits multifamily but restricts intensity. No more than 8 units per lot.	18.09.010	Community Workshop	green
Housing Types	Planned open space with clustered cottage housing and community space	The draft PUD requires planning for open space and community space and permits cottage housing.	18.26.050 B. 18.26.060	Community Workshop	green
Housing Types	Rooming houses	The draft PUD does not restrict multitenant homes	-	Community Workshop	green
Housing Types	Sq Ft limits on housing	Some varying views within the community. The draft PUD does not restrict this as it reduces affordability.	-	Community Workshop	red
Housing Types	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.	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 D.	City Council and Planning Board Joint Meeting	discussion
Housing Types	Townhomes	These are permitted although not expressly identified	18.26.050 C and 18.09.010	Community Workshop	red
Housing Types	Well designed duplex, 3 plex, 4 plex with individual views and outside spaces	These are permitted although not expressly identified	18.26.050 C and 18.09.010	Community Workshop	green
Housing Types	Why is there any special zoning needed for in-home occupations if it does not include delivery of goods or parking?	The draft PUD will address this.	18.09.010	Community Workshop	red
Housing Types	Workforce housing is essential as one of housing types. How to?	Lot size and building size help solve for workforce housing.	18.26.050 C and 18.09.010	Community Workshop	green
Housing Types	Workforce housing; dormitory; transitional housing. Yes. Yes!!	The draft PUD will address this.	18.26.050 C and 18.09.010	Community Workshop	green
Open Space	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.	Important for interjurisdictional collaboration. Consider restricting the use of the PUD in a recharge area, or certain uses like dry cleaners and gas stations.	18.26.020 A.2. 18.09.010	City Council and Planning Board Joint Meeting	discussion
Open Space	Can we not count steep slopes toward the open space requirement? No, because reduces the possibility of affordability.	This is true. Critical areas will be able to contribute to some of the open space requirements within limited open space types.	Table 3 a.	City Council and Planning Board Joint Meeting	discussion
Open Space	Carbon sequestration	Noted.	-	Community Workshop	green
Open Space	Cluster housing development preserving open space.	This is permitted although not specifically required.	-	Community Workshop	green
Open Space	Concerned about critical areas	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.	18.26.020 A. 2.	City Council and Planning Board Joint Meeting	discussion

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Open Space	Create "greenbelts" between clusters	The draft PUD does not expressly address this although it requires civic space.	18.26.060 B.	Community Workshop	green
Open Space	For farming, keep open space. Keep taxes down. Create (allow) summer camp ground for people working on farmland.	Noted.	-	Community Workshop	green
Open Space	Hopes & Aspirations: Maintaining semi-rural "feeling" in Langley.	A diversity of intensity is regulated to reflect Langley's character.	Table 1 and Tables 10 – 12	Community Workshop	green
Open Space	I hope you reduce the amount of units to the original 24 homes; 116 is too many. Yes yes yes	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.	-	Community Workshop	green
Open Space	Jurisdiction / private property / reasonable use: Don't make open space meaningless.	The draft PUD required well placed and regulated open space.	Table 3	Community Workshop	red
Open Space	Keep open space	The draft PUD required well placed and regulated open space.	18.26.060	Community Workshop	green
Open Space	Maintain the civility that exists in the community: encourage calm/cooperative environments not hostile environments.	Noted.	-	Community Workshop	red
Open Space	No one wants dog park near their home.	Differing public opinion on this but not expressly permitted or prohibited.	-	Community Workshop	red
Open Space	On 3rd Street, City accepted ~2 acres but not accessible to thoroughfare: ensure standards for accessibility to critical areas & civic space.	The draft PUD will address this.	Table 3	Community Workshop	red
Open Space	Use open space to protect sensitive critical areas; replant with natives	The draft PUD will address this.	18.26.060	Community Workshop	green
Open Space	We need code for open space and green space before we sell out to developers.	The draft PUD will address this.	18.26.060	Community Workshop	green
Open Space	What are the best practices for open space requirements?	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	18.26.060 B.	City Council and Planning Board Joint Meeting	discussion
Open Space	What public good is isolated public space? Ensure civic space standards.	The draft PUD will address this.	Table 3	Community Workshop	red
Parking	Anticipate parking crisis and have it mitigated by those profiting from development.	Noted.	-	Community Workshop	red
Parking	Anticipate smaller electric cars and improved transit and "Uber" services. WALK.	Noted.	-	Community Workshop	green

Topic	Comment	Response	Code Section	Commenter	Card
Parking	Can we apply this to the other zoning codes in Langley to reduce parking requirements?	Yes, with a simple text amendment outside of the scope of this project	-	City Council and Planning Board Joint Meeting	discussion
Parking	Closer to shops or with transportation	Noted.	-	Community Workshop	green
Parking	Each home needs to have 2 parking spaces per unit. No parking along Coles Road. Developer needs to pay for stoplights.	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.	18.26.080 F. Table 8	Community Workshop	red
Parking	For multifamily, require 1 off street space / unit.	Some varying views within the community; see other comments.	Table 8	Community Workshop	green
Parking	Have shuttle busses running frequently 7 days / week	Outside the scope of zoning.	-	Community Workshop	green
Parking	I want to see code parking lower: 1/2 space per bedroom	Some varying views within the community; see other comments.	Table 8	Community Workshop	red
Parking	Larger spaces for multiple parking spaces	Noted.	-	Community Workshop	green
Parking	No privatized on street parking	This is not addressed as streets are public right-of-way and available to the public.	-	Community Workshop	green
Parking	Park & Ride in and around city fairgrounds?	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?'	-	Community Workshop	green
Parking	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.	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.	18.26.080 F.	City Council and Planning Board Joint Meeting	discussion
Parking	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?	Noted.	-	Community Workshop	red
Parking	Parking wars, need for more police	This is enforcement, not zoning.	-	Community Workshop	red
Parking	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.	Some varying views within the community.	18.26.080 F.	Community Workshop	green
Parking	Where is anyone going to park when they come into downtown Langley?	The PUD does not directly address downtown.	-	Community Workshop	red

Topic	Comment	Response	Code Section	Commenter	Card
Property Taxes	Go to a state income tax eliminating all property taxes and B&O taxes.	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.	-	Community Workshop	red
Property Taxes	How will property taxes be aligned with low and ultra low income development?	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.	-	Community Workshop	red
Property Taxes	Maybe tax credits - abatements - in return for lower priced units for sale (low income qualifying).	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.	-	Community Workshop	green
Property Taxes	More people in a smaller space = lower tax burden.	Yes, the draft PUD definitely attempts to enable this.	Tables 10 – 12	Community Workshop	green
Property Taxes	More tax specifically for funding healthy school lunch & breakfast.	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.	-	Community Workshop	red
Property Taxes	Provide 10 year moratorium on property taxes for truly affordable housing.	As discussed at the community workshop, tax structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.	-	Community Workshop	green
Property Taxes	Reduce mine.	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.	18.26.050	Community Workshop	green
Property Taxes	Water- who pays? Why should Langley residents pay for tourists flushing toilets?	As discussed at the community workshop, utility pricing structure is outside the scope of drafting a PUD; not controlled from within the Planning Department.	-	Community Workshop	green
Stormwater	Rain gardens and onsite stormwater management onsite now; code does not say how it must be done	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.	Table 2	City Council and Planning Board Joint Meeting	discussion
Street Network	If there were a way to not have a single entrance and exit off of Coles Road would be exceptionally helpful.	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.	18.26.040 A.	City Council and Planning Board Joint Meeting	discussion
Street Network	Upper Langley has gravel lanes under Chapter 18. Internal private street; not City-owned, but required by the city.	Yes but road cross sections are proposed in the PUD and must be consistent with other sections of the code.	Table 2	City Council and Planning Board Joint Meeting	discussion
Sustainability	Food sustainability; farm co-ops; improve soils for carbon sequestration; plant trees that are going to be standing in 40 years	The draft PUD will enable some sustainability measures but not necessarily this list.	-	Community Workshop	green
Sustainability	Need microgrids to support communities	The PUD will not address utilities	-	Community Workshop	red
Sustainability	Radical efficiency, sufficiency, simplicity, de-carbonization, community	Not sure what the comment means, but the draft PUD will address enabling some sustainability measures.	-	Community Workshop	red

Topic	Comment	Response	Code Section	Commenter	Card
Sustainability	Restricting water collection; solar energy	Not controlled by zoning.	-	Community Workshop	red
Sustainability	Use new/old technology to solve existing problems. Mushroom technology.	Not sure what the comment means, but the draft PUD will address enabling some sustainability measures.	-	Community Workshop	red
Sustainability	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.	City official at the meeting noted capacity level of water treatment plant is adequate for the Coles Valley Neighborhood plan.	-	Community Workshop	red
Sustainability	We are environmentally dependent on Mainland for supply, power and workers!	Not directly controlled by zoning, but enabling mixed use and community gardens can help.	-	Community Workshop	red
Sustainability	We have a single source aquifer which requires soil that is not covered by impervious surfaces.	The draft PUD will regulate required open space and maximum lot coverage.	18.26.060, Tables 10 – 12	Community Workshop	red
Sustainability	Zero waste	Waste management is outside of zoning.	-	Community Workshop	red
Traffic	Already parking is a challenge, what will we do with 200+ more people driving to town?	Differing public opinion on this.	-	Community Workshop	green
Traffic	Coles Valley plan has 1 entry / exit. I am concerned about traffic jams due to 240 homes.	There are ongoing efforts being made by the city and the developer to improve connectivity.	-	Community Workshop	red
Traffic	Congestion; bottlenecks; access	There are ongoing efforts being made by the city and the developer to improve connectivity.	-	Community Workshop	red
Traffic	Density Creates Walkability	The draft PUD will address this.	Tables 10 – 12	Community Workshop	green
Traffic	Fears & concerns: How can you build with minimal trucks, minimal disruption (stalls, road work)	The PUD may not directly address. However, this can be addressed as part of the application process within the development agreement.	18.26.090	Community Workshop	red
Traffic	Fears & concerns: management; traffic flow on 3rd street; transit?	The PUD may not directly address.	-	Community Workshop	red
Traffic	Highway 20 impacts from Coles Road. --No existing turn lanes --	The PUD will not directly address.	-	Community Workshop	red
Traffic	Hopes & Aspirations: Pace... Slow traffic to 20 mph. No sidewalks -> "If it ain't broke, don't fix it."	Noted.	-	Community Workshop	green
Traffic	How can we insure reasonable traffic analysis by the developer?	The PUD may not directly address. However, this can be addressed as part of the application process within the development agreement.	18.26.090	Community Workshop	red
Traffic	Island Transit: consider working with them no lowe transportation	Transit is outside the scope of the PUD.	-	Community Workshop	green
Traffic	No one walks over a mile to go shopping in Langley. Elderly people small children try to carry your groceries all the way back.	Noted. Unless they go to a large shopping mall like Lynnwood which is the same size as the City of Langley.	-	Community Workshop	red
Traffic	Noise	Noise is controlled through a separate ordinance or performance standards outside the scope of the PUD.	-	Community Workshop	red
Traffic	Proper sidewalks & safe crossings	This can be addressed through the PUD.	Table 2	Community Workshop	red

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Traffic	Responsibility and cost of traffic impact covered by people profiting from development - not taxpayer	The PUD may not directly address. However, this can be addressed as part of the development agreement.		Community Workshop	red
Traffic	Roundabouts	These likely are not required on the Coles Valley site and require a traffic engineer. Outside the scope of zoning.	-	Community Workshop	green
Traffic	Sidewalks with curbs (no more shoulder walking) Sandy Point 614 Edge Cliff	Noted.	-	Community Workshop	green
Traffic	Traffic congestion volume, speed issues, pollution, noise, quality of life for residences, light pollution, safety	Many of these issues are not controlled by zoning.	-	Community Workshop	red
Traffic	Traffic: Negative externalities on areas outside city limits, eg Coles Rd & I525; increased traffic congestion impacts on intersection	Noted.	-	Community Workshop	red
Traffic	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.	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.	-	Community Workshop	red
Traffic	Wide maintained paths on each side of road with turnaround areas spaced -- maybe 3-4 for all vehicles	Noted.	-	Community Workshop	green
Transportation Alternatives	Bicycle, light EV, non highway roads; 2nd routes for other forms of transport.	Noted.	-	Community Workshop	green
Transportation Alternatives	Bike lanes	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.	Table 2, 18.26.080 F.	Community Workshop	green
Transportation Alternatives	Charging stations	LMC 18.22.155 D.6 requires EV charging station for a multi-family development with more than 20 dwelling units.	-	Community Workshop	green
Transportation Alternatives	Free circulator busses	Not controlled by zoning.	-	Community Workshop	green
Transportation Alternatives	Golf carts and golf cart parking.	The PUD may not directly address this.	-	Community Workshop	green
Transportation Alternatives	Island County Transit may not be able to expand service to clustered development.	The PUD cannot directly influence this.	-	Community Workshop	red

Topic	Comment	Response	Code Section	Commenter	Card
Transportation Alternatives	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.	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.	-	Community Workshop	green
Transportation Alternatives	Lanes for golf carts.	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.	Table 2	Community Workshop	green
Transportation Alternatives	Maybe an exclusive on island car service to take people where they need to go -- medical -- work -- shopping -- etc.	Not controlled by zoning.	-	Community Workshop	green
Transportation Alternatives	Non-motorized transportation network.	Street sections will include non-motorized facilities.	Table 2	Community Workshop	green
Transportation Alternatives	Shuttle bus services could help relieve traffic concerns. Bicycle friendly paths would be helpful. Trail connections from parks to city.	Transit is outside the scope of the PUD. But paths can be included in the street sections	-	Community Workshop	green
Transportation Alternatives	Sidewalk requirement	Street sections will include sidewalk requirements.	Table 2	Community Workshop	green
Transportation Alternatives	Walkability: areas of high density housing need walkable connections to downtown Langley. Coles Road is NOT walkable.	Noted. Landowner seeking these connections.	-	Community Workshop	red
Transportation Alternatives	Who will be responsible for development of pathways, sidewalks and bike lanes.	All on-site improvements are the responsibility of the applicant. Off-site improvements are a part of a development agreement.	18.26.040 A.	Community Workshop	red
Utilities; Energy Use; Services	Affordability	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	18.26.050 C. 18.09.010	Community Workshop	red
Utilities; Energy Use; Services	High Participation Fees	As discussed at the community workshop, utility pricing is outside the scope of drafting a PUD; not controlled from within the Planning Department.	-	Community Workshop	red
Utilities; Energy Use; Services	How can we insure development will not outstrip our infrastructure (sewers, water and emergency/safety)	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.	-	Community Workshop	red
Utilities; Energy Use; Services	Identify land for sustainable energy production and create a co-op.	Green power generation is a policy-level decision that would need to be enabled in the comprehensive plan; the PUD will not address this.	-	Community Workshop	green

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Utilities; Energy Use; Services	Impact on Safety, Police, Fire Dept, EMT, extra water, sewer impact, roads and bridges.	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.	-	Community Workshop	red
Utilities; Energy Use; Services	Invest in solar and wind whenever possible.	Green power generation is a policy-level decision that would need to be enabled in the comprehensive plan; the PUD will not address this.	-	Community Workshop	green
Utilities; Energy Use; Services	Keep 24 number of houses on Coles Road.	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.	-	Community Workshop	green
Utilities; Energy Use; Services	Keep our sewer system from needing to be totally replaced.	City official at the meeting noted capacity level of water treatment plant is adequate for the Coles Valley Neighborhood plan.	-	Community Workshop	green
Utilities; Energy Use; Services	Lower connection fees. Bury electric wires underground. Make solar required.	Some of these are policies that would need to be enabled in the comprehensive plan. The PUD can only require underground utilities.	18.26.040 E.	Community Workshop	green
Utilities; Energy Use; Services	Lowered participation fees for smaller apartments and condos.	Zoning cannot address utility fees.	-	Community Workshop	green
Utilities; Energy Use; Services	More people = lower rates / fees	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.	-	Community Workshop	green
Utilities; Energy Use; Services	No participation fees for ADU, DADU, or backyard tiny houses.	Zoning cannot address utility fees.	-	Community Workshop	green
Utilities; Energy Use; Services	Options for alternative energy beyond solar panels? Micro grids? Move the meter to serve clusters.	Green power generation is a policy-level decision that would need to be enabled in the comprehensive plan; the PUD will not address this.	-	Community Workshop	green
Utilities; Energy Use; Services	Public utility co-op; own the utility; no cell tower	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.	-	Community Workshop	red
Utilities; Energy Use; Services	Solar farms. Wind.	Green power generation is a policy-level decision that would need to be enabled in the comprehensive plan; the PUD will not address this.	-	Community Workshop	green

Topic	Comment	Response	Code Section	Commenter	Card
Utilities; Energy Use; Services	State subsidy for expensive water.	As discussed at the community workshop, utility pricing is outside the scope of drafting a PUD.	-	Community Workshop	green
Utilities; Energy Use; Services	Trees and soils that will help to mitigate climate change.	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.	-	Community Workshop	green
Utilities; Energy Use; Services	What is our capacity: sewer, water? No new wells for developments.	City official at the meeting noted capacity level of water treatment plant is adequate for the Coles Valley Neighborhood plan.	-	Community Workshop	red
Very Low Income	Community Land Trust or Community Development Corp	Options for community land trust are being explored by the development team.	-	Community Workshop	green
Very Low Income	Community plan to encourage neighbors to help being poor more tolerable by sharing & helping each other.	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.	Tables 2 and 3	Community Workshop	green
Very Low Income	Develop a qualification criteria - perhaps housing owned by city and used as short term.	This is noted as a concern but enabled by policy instead of zoning.	-	Community Workshop	green
Very Low Income	High barriers to entry	Assuming this is addressing residential homes and can be improved through unit and lot sizes.	18.26.050	Community Workshop	red
Very Low Income	Homeless shelters even a "sleeping porch" like we had in my fraternity - also Salvation Army uses big sleeping rooms.	This important building block of community is not directly impacted by zoning.	-	Community Workshop	green
Very Low Income	Hostels for shorter term stays. Room / boarding houses. Tiny apartments. Shared common areas. Convert single family to multifamily or house sharing.	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.	18.26.050, 18.09.010	Community Workshop	green
Very Low Income	How will this be subsidized?	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.	-	Community Workshop	red
Very Low Income	Minimum wage makers need housing & we can provide it as a city. Buildable!	This is an important reason why enabling smaller lots and smaller dwelling units is important to be responsive to market demand.	18.26.050, 18.09.010	Community Workshop	green
Very Low Income	Price control, if not in place, will still crowd out low income people as downsizing becomes "chic."	This is an important reason why enabling smaller lots and smaller dwelling units is important to be responsive to market demand.	18.26.050, 18.09.010	Community Workshop	red
Very Low Income	Remove barriers to convert houses to accommodate lower income citizens.	Zoning can permit conversion of single-family homes to duplex and triplex. Not sure if that is the intent of the comment.	18.09.010	Community Workshop	green
Very Low Income	Resale prices can be held down by limits as in the North Langley Cohousing by the cemetery	This provision is within the Upper Langley HOA and is a good solution. It isn't controlled by zoning.	-	Community Workshop	green

Topic	Comment	Response	Code Section	Commenter	Card
Very Low Income	Short term tourist hostels like Europeans have. Minimal and cheap.	Zoning can permit lodging and numbers of rooms, but cannot require a specific market segment like hostels.	-	Community Workshop	green
Very Low Income	Tiny homes in Langley.	Tiny Homes are currently permitted by Langley Municipal Code, and will be enabled within the PUD.	18.09.010	Community Workshop	green
Very Low Income	We have enough middle and high end lots already. 100% of the new development should address the lower 1/3 of economic spectrum.	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.	-	Community Workshop	red
Very Low Income	We have housing in (Saratoga) Langley for low income. What would it take to expand this space?	Assuming the comment is regarding Saratoga Terrace Apartments? The PUD cannot help in this case but the larger zoning update can.	-	Community Workshop	green