

Larry Cort

From: Kathleen Waters-Riehl [kwatersriehl@yahoo.com]
Sent: Monday, January 18, 2010 10:15 AM
To: Larry Cort
Subject: Questions forPAB/CC meeting Jan 14 '10

Please forward these to the parties involved. There are three questions as two were answered at the meeting.

1. Please define the terms used in the Chapter 16B. Guiding Principles. At the meeting I referred to Section 16B.10.020 Intent. Specifically, "socially just opportunities for living, etc.", "act responsibility as one village among many:" Further on in the document, the heading, Context Sensivity, and later, Diversity ("16B.40.020 . . . , Promote a broader mix of residential and non-residential land uses in close proximity where there is not substantial conflict." This could be interpreted to mean don't put the bldgs. next to a tavern that's known for parking lot brawls, or a prison, or a gang center, etc. "Substantial conflict" just doesn't resonate with me as an easily interpreted phrase.

I'd suggest asking someone who has never seen the document, an ordinary citizen from another community to read through this document and to highlight words or phrases that seem meaningless, not easily interpreted. or worse, open to multiple interpretations.

2. Rene Neff raised the issue of the current document describing it as her concern that it sounded like rigid compliance. She stated she likes the current diversity of Langley and is worried about homogeneity. The terms shall, should and encourage were cited in this discussion between Rene, Larry and others in the city. The "Connectivity thing" from page 23 of the Comp Plan was also cited. "Improptu or informal meetings" was cited by Larry as a differentiation between encourage vs. should.

My question - how will this "concept" of encouragement (or other factors that are "encouraged") as opposed to. enforcement be monitored in the practical application of the code? For example, in the permitting process?

3. How does the recent Bellingham/Bright Line court decision impact our Comp Plan and moratorium decisions? This case relates to the GMA and density.

I will take answers at a meeting if you let me know when they might be answered. But I can't attend the meeting on the 18th. An email answer will also do if you and the members would prefer to communicate that way.

Thanks,
Kathleen