

James Anderson
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Comments of 16G

16G.10.020 Guiding Principles

E. Garages should be accessible from alleys or common access easements or set back from the front wall of the principal use.

I SUBMITTED DRAWINGS THAT SHOW DETACHED GARAGES CAN BE EFFECTIVELY USED WHEN ACCESSED DIRECTLY FROM THE STREET. FUTURE PLATS NEED MORE FLEXIBILITY. PARKING AND VEHICLE ACCESS ARE THE STRONGEST DETERMINANTS OF "FORM" IN A SUBDIVISION.

K. Lots should be clustered **in proportion** to the presence of critical areas, forested areas, visually significant tree lines, scenic corridors, habitat, trails and other parks and open spaces. Where possible, preservation of such features shall connect with similar resources on adjoining properties.

WHAT DOES THIS MEAN? WHY IS IT NECESSARY?

M. Developments should balance solar access and the preservation of treed areas. Where possible, subdivisions should be designed to accommodate emerging technologies that promote the use of renewable and/or locally-generated energy sources.

THIS REQUIREMENT WAS REMOVED FROM 16G AND SHOULD BE REMOVED HERE. **WHAT WAS THE PROCESS EMPLOYED THAT STRUCK THE ENTIRE 'SOLAR ORIENTATION SECTION'? KEEP UP THE GOOD WORK STAFF IF IT WAS YOUR DECISION TO DO SO. AND DON'T STOP THERE.**

16G.10.040 Residential Zones utility regulations.

Lands platted and/or subdivided within all residential Zones of the city must be served by: **(1) water from the city water system; (2) the city sewer system or approved alternative;** and (3) underground utilities, including telephone and electric power. (*FROM Section 17.04.040*)

IF WE HAD AN ANNEXATION POLICY WE COULD ADDRESS THIS VERY IMPORTANT ISSUE OF HOW SERVICES SHOULD BE PROVIDED IN THE FUTURE. COMMUNITY, DE-CENTRALIZED WATER SYSTEMS SHOULD BE ALLOWED ALONG WITH ON-SITE DRAINFIELDS (IN SOME INSTANCES). I AM DISAPPOINTED THAT THIS ISSUE HAS NOT BEEN ADDRESSED. IT IS FAR MORE IMPORTANT THAN TDR'S AND ALL THE REST OF THE AGENDA ITEMS WE'VE WASTED OUR TIME ON. WHERE IS THE 'VISION' IN PLANNING WHEN THIS PARAGON OF PLANNING IS NOT EXAMINED.

16G.50.030 Requirements for a Final Plat or Binding Site Plan Application

12. The mix and distribution of uses proposed for the site, including any lots devoted to an affordable housing provider, and the amount of building square footage allocated to each lot, where applicable (*NEW*)

STRIKE. 'AFFORDABLE' LOTS ARE A 'TAKING'. THE NOTION THAT CLUSTERED, MORE INTENSIVE DEVELOPMENT LEADS TO INCREASED ECONOMIC BEFEBIT HAS

NOT BEEN DEMONSTRATED BY THE PAB SPREADSHEET SO THE IDEA THAT ONE CAN SIMPLY GIVE UP A LOT OR TWO AND NOT BE ADVERSELY IMPACTED IS FALSE.

16G.60 DESIGN AND IMPROVEMENT STANDARDS

A. Critical Area Protection

1. Land divisions shall protect and preserve all critical areas located on the project site from **alteration**, including including floodplains, wetlands, and steep slopes from clearing, grading, filling, or construction (except as may be approved by the City for essential infrastructure.

STRIKE. BUFFERS AND POSSIBLY CRITICAL AREAS COULD BE AMENDED IN THE COURSE OF DEVELOPMENT SO THAT THEY ARE NO LONGER “CRITICAL”.

b. Land divisions shall be accompanied by a long term (at least 10-year) management and funding accountability plan for the management of critical areas and their buffers. The management plan shall include biological objectives consistent with habitat conservation and critical area protection and shall identify:

- i) Procedures and personnel for maintaining the critical areas and their buffers;
- ii) Estimated implementation costs and funding sources; and
- iii) Threats that the project poses for habitat within the critical areas and their buffers (e.g., invasive species, intrusion of residents in habitat areas) and measures to substantially reduce those threats

STRIKE. BYE-BYE FUTURE DEVELOPMENT. THIS IS A COMMUNITY OBLIGATION, NOT THE LAND OWNERS’.

1. Land divisions shall minimize impacts on large woodlands, especially in areas containing mature trees, significant wildlife habitat, areas of high ecological and/ or cultural open space value as defined in Figure OS-7 of the Parks, Open Space and Trails Element of the Langley Comprehensive Plan and those with highly erodible soils with slopes greater than 15 percent. From Evaluation Criteria 17.04.135 and 17.08.115 (D)

STRIKE. HOW CAN ANYONE CLEAR LAND FOR A SUBDIVISION WITH THIS STATED REQUIREMENT. ANYONE COULD CLAIM THERE IS AN “IMPACT”.

C. Ecosystem Restoration

- 1. Land divisions shall create an ongoing monitoring program to ensure the survival of native species vegetation and the control of invasive species on the site. R R R R R R R R
- 2. Monitoring programs should consider: the control invasive species on a site; the retention of existing natural vegetation; and the addition of new native species vegetation to mimic undisturbed native plant communities.

STRIKE. ANOTHER ‘TAKING’ FOR THE COMMUNITY.

Standard One: Parks and Open Space Design SP LP SP LP SP LP SP LP

A. Parks and Open Space Requirements

1. Subdivisions shall preserve critical areas and areas of priority conservation land (as defined in Figure OS-7 of the Parks, Open Space and Trails Element of the Langley Comprehensive Plan) on the site as open space based on the following land ratios:

R R R R R R R R

a. Subdivisions in the traditional village, traditional village-mixed residential and modern subdivision community design zones shall preserve a total of 10 percent of the site as open space.

R

b. Subdivisions in the rural village design – 6000 zone shall preserve a total of 40 percent of the site as open space. R

c. Subdivisions in the rural village design – 4000 and sensitive environment design zones shall preserve a total of 60 percent of the site as open space.

25% SHOULD BE THE MAXIMUM. THIS AMOUNT REFLECTS THE CURRENT AMOUNT OF 'OPEN SPACE' IN LANGLEY.

1. Parks and open space provided as part of a subdivision shall be clustered and form a contiguous system on the project site.

IT IS NOT CLEAR WHETHER ROADS WOULD BE ALLOWED TO PASS THROUGH THIS 'OPEN SPACE'.

2. Park and open space features inside a subdivision shall be linked to provide an integrated open space system. Consider pedestrian-only trails or walkways along roads as a means to link these areas.

WHY DO WE NEED 'WALKWAYS' ALONG ROADS WHEN WE HAVE SMALL, ROADWAYS, LIGHTLY TRAFFICED? WALK ON THE ROAD LIKE YOU DO ON AL ANDERSON AND EDGECLIFF.

Standard Two: Design of Pedestrian Space SP LP SP LP SP LP SP LP

A. External Connections

1. Land divisions shall maximize pedestrian ingress and egress points access onto the project through the provision of on-site walkways, trails, paths or sidewalks. (see the city Land Development Standards for appropriateness of sidewalks)

SAME AS ABOVE.

1. Land divisions shall include an internal pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site between properties, public facilities, and activities or special features within the neighborhood open space system. All roadside footpaths should connect with off-road trails, which, in turn, should link with existing or potential open space on adjoining parcels, where applicable. *From Evaluation Criteria 17.04.135 (H).*

NO. WHAT IF THE SUBDIVISION IS ALL DETACHED? WILL THE WALKWAYS TRAVERSE INDIVIDUAL PROPERTIES? WHAT IF THE SUBDIVISION IS DESGNEED SO THAT THERE IS NO HOMEOWNERS ASSOCIATION OR RESTRICTIVE COVENANTS? THIS PROVISION MAKES ALL FUTURE SUBDIVISIONS COMMUNAL CELLS. DO IT IF YOU WANT TO, NOT BECAUSE YOU HAVE TO.

B. Street Design

1. Land divisions shall recognize the streets' role as public space and design streets to balance the needs of all uses and users.

THIS IS GOOD AND IT SUPPORTS THE USE OF STREETS AS PUBLIC WALKWAYS.

2. Streets shall be designed to compliment the character of the subdivision (AND PARKING - MY EMPHASIS).. This may be accomplished through the reduction of right of way and/or street width (subject to approval of the city engineer), the minimization of curb cuts, and the preservation of streetside vegetation.

THIS IS ALSO GOOD BUT NEEDS TO BE STRENGTHENED REGARDING PARKING. **Standard Two: Design for Diverse Housing Types** SP LP SP LP SP LP SP LP

A. Short subdivisions that are three to four units in size shall have multiple housing types, not just detached dwellings

STRIKE. TOO SMALL OF A THRESHOLD.

B. Subdivisions with five or more units shall include a mixture of housing types, which may include detached, detached small dwelling, semi-detached, and attached construction.

FINE. THIS IS WHERE THE REQUIREMENT BELONGS.

1. Housing types within subdivisions that contain five units or more shall occur in the following range of proportions:

-Detached units: 0-40 percent

-Detached-Small dwelling units: 30-60 percent

-Semi-detached and attached units: 30-60 percent

WHAT DO THESE RATIOS MEAN? HOW DO THEY 'PENCIL OUT'?

4. Subdivisions shall encourage drainage at the point where rain falls and discourage impervious cover through the use of various technologies, such as pervious pavement, green roofs, and other means.

DOES THIS MEAN THERE IS NO ASPHALT IN LANGLEY'S FUTURE? HOW IS PERVIOUS CONCRETE (EXPENSIVE) CLEANED OF POLLEN, LEAVES AND DEBRIS? WHEN THE ROAD IS DEEDED TO THE CITY, WHAT IS YOUR PLAN FOR MAINTENANCE?

C. The maximum lot size for detached single-family dwellings within a land division is 9600 square feet.

I THINK 15,000 SHOULD BE PRESERVED FOR A SMALL PROPORTION OF LOTS, SAY 20% provided there is a match of small lots in the same proportion. AT A MINIMUM, 10,000 SF SHOULD BE USED.

Standard Three: Design for a Diverse Economic Population

STRIKE. ANOTHER TAKING. REMOVE ENTIRE SECTION.

Standard Three: Promotion of Community Food Production SP LP SP LP SP LP SP LP

A. Subdivisions larger than twelve lots in size should designate potential areas for community food production as part of the open space system. All other subdivisions are also encouraged to provide areas for community food production, as practical.

STRIKE. GO TO THE STORE. GROW ALL YOU WANT. IT'S A WONDERFUL PURSUIT. MOVE TO THE COUNTY. THIS IS A CITY.

Standard Six: Alternative Wastewater Treatment Systems SP LP SP LP SP LP SP LP

A. Subdivisions may incorporate on-site biological waste treatment facilities or grey water recycling when such facilities are consistent with the City of Langley wastewater treatment regulations

ADD PROVISIONS FOR COMMUNITY WELLS. STOP EXPANDING CITY INFRASTRUCTURE AT HIGH COST TO ALL.

16G.70.010 Flexible lot standards.

Subdivisions established pursuant to the that seek to utilize a flexible lot design in the DBD, TVD-MR, TVD and MSD Zones process shall be subject to the following lot development standards. For standards not listed below but contained in Chapter 18 16 LMC, the standards in Chapter 18 16 apply (ex: building height and road and access standards).

A. Minimum lot size requirement: **5,000 square** feet. Development densities shall comply with

PERHAPS IT SHOULD BE 3,000 SF. 5,000 SF IS PLENTY OF ROOM FOR A 1,000 SF HOME. WHAT IF YOU WANT TO BUILD 1 BEDROOM HOMES, 600-700 SF?

16G.70.010 Variations from standards.

A. Variations and exceptions from the dimensional standards and improvement requirements as set forth in this chapter may be made in those instances where it is deemed that hardship, topography, or other factual deterrent conditions prevail, and in such manner as is considered necessary to maintain the intent and purpose of these regulations and requirements.

WHAT ARE THE GUIDELINES THAT GOVERN APPLICATIONS FOR VARIATIONS?