



112 Second Street
P.O. Box 366
Langley, WA 98260
(360) 221-4246

City of Langley
Planning Advisory Board
AGENDA

Wednesday February 6, 2019 @ 3 pm
LANGLEY CITY HALL
112 2nd Street, Langley WA

1. Call to Order
2. Approve agenda
3. Approve minutes of January 2, 2019
4. Discussion Items:
 - a. Ethics Code training follow up
 - b. Short term rental discussion
 - c. Building Inspection services
5. New Business
6. Citizen comments
7. Announcements
8. Adjourn

Next Regular Meeting: March 6, 2019

Guiding Principles for Citizen Committees and Boards.

- All advisory board and committee meetings are to be conducted in public session and noticed in accordance with state law, unless otherwise advised by the city attorney.
- Individual committee members and the collective group will be fair, impartial, and respectful of the public, staff, and each other.
- Committee members will respect the limitations of their individual and collective authority. The role of the committee is to advise the city council and/or staff. Please keep in mind that committee appointment does not empower you to make final decisions, unless authorized by state law or the group's enabling ordinance, or to supervise staff.
- Members will strive to appreciate differences in approach and point of view, whether from each other, the community, the city council, or staff.
- Each member will participate in the group's discussions and work assignments without dominating the discussion or activity of the committee.
- The committee chair will ensure that all members have a fair, balanced, and respectful opportunity to share their knowledge and perspectives.
- The committee will attempt to reach consensus on issues. If consensus is not possible, strong differing opinions, such as "minority" opinions, should be recorded and acknowledged in the committee's report to the city council.
- There should be "no surprises" from the committee, either in the nature of the work being undertaken by the committee or the method and timing for conveyance of recommendations to the city council. The staff liaison fulfills an important role in assisting the committee in this regard.

When presenting recommendations to the Council, it is essential that advisory group members keep the following in mind:

- all recommendations should be in written form;
- all ideas should be expressed in clear and concise language;
- proposed solutions should be viable and cost-effective;
- recommendations should identify the reasons for the changes suggested;
- the advice should reflect a consensus of a majority of the group members.



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City of Langley
Planning Advisory Board
MINUTES
January 2, 2019
LANGLEY CITY HALL
112 2nd Street, Langley WA

Attendance:

Thomas Gill, chair, Tucker Stevens, Maralie Johnson, JR Fulton, Burt Beusch

Regrets: Rhonda Salerno

Staff: Brigid Reynolds, Planning Director; Jill Needham, Planning Assistant

1. Call to Order

The meeting was called to order at 3:00pm.

2. Approve agenda

The agenda was approved.

3. Approve minutes of December 5, 2018.

The minutes were approved.

4. Discussion Items:

a. Public Hearing Zoning Code Amendments for Housing, Ordinance No. 1051

The public hearing was opened by Thomas Gill at 3:02pm. Brigid gave a brief overview of the zoning amendments and the chapters proposed to be amended. Thomas reviewed the discussion guidelines and called for citizen comments.

Coyla Shepard of THINC wished to represent the employers and employees in need of housing. She was concerned about the increasingly high costs of housing and STR abundance in the community. She was grateful for the proposed new amendments.

Nancy Horan of Edgecliff Drive was concerned that changing conditional uses to permitted uses would remove additional oversight and negatively impact critical areas such as the bluff and

wetlands. She was particularly concerned about multifamily housing. Brigid clarified that the Shoreline Master Plan and Ch 16 of the Langley Municipal Code was designed to protect critical areas. She added that any multi-family development is required to be connected to sewer and any application must address all other relevant regulations in the LMC.

Shelly Moore of the South Whidbey Homeless Coalition spoke in favor of affordable housing for renters. She added that the transition housing located on Camano Dr. has a 90 day maximum stay and it is often difficult for people to find housing within that timeframe in order that they can transition into their own home.

Judy Thurston of the South Whidbey Homeless Coalition gave a brief history of the Coalition and their work. The Coalition is very embracing of the proposed amendments.

Coyla Shepard gave examples of workers such as chefs, servers, and clerks who are living or who have lived in House of Hope as they are being priced out of housing.

Brigid read the comments submitted in writing from Teresa Hess, Verrall Hoover, Bruce Kortebein and Linda Beeman

Rhonda asked Brigid to share that she was in support of the amendments. However, she does not agree with multifamily tiny homes being a permitted use, especially in the RS15000 and RS7200 zones. Rhonda recommends that this be a conditional use.

Brigid explained that conditional uses can create additional barriers in terms of time and cost for developers as they require an outside hearing examiner to review the application. Conditional uses are still permitted uses but require an additional review and approval process.

Vicki Holbakken expressed support for the amendments and did not wish to see more people priced off the island.

Thomas and Brigid clarified the need for conditional uses and the approval process. Tucker and JR gave examples of conditional uses increasing barriers to development in other places.

The public hearing was closed at 3:32pm.

Maralie recused herself to the audience. Each present PAB member commented on the results of the public hearing.

Burt: Expressed support for proposed amendments. He also wished to remind the audience that new housing and development is up to developers and landowners. The City only guides development by creating code.

JR: Thanked the commenters and attendees. Showed concerned for conditional uses in the code. He expressed confidence that staff reviews all applications against all relevant regulations in the Code.

Tucker: Was not convinced that a conditional use would protect bluff/critical areas. Establishing a use as a Conditional Use results in more barriers.

JR Fulton moved to bring public hearing results to Council and to recommend approval of the proposed housing code amendments and ordinance no. 1051. Seconded by Tucker.

All in favor.

b. Short Term Rental Code Amendments Workplan

Brigid explained the need for the STR Workplan and subsequent proposal for renewal of the moratorium.

Burt expressed willingness to assist staff wherever possible.

5. New Business

No new business.

6. Citizen comments

No citizen comments.

7. Announcements

a. 2019 Homeless Point in Time Count

Brigid announced the annual Island County homeless count was scheduled for Thursday, January 22, 2019. Those interested in the South Whidbey area are encouraged to contact Faith Wilder.

b. Tiny Home Presentation and Discussion

Brigid announced the presentation/discussion would be held at the Community Center on January 22 at 7:00pm. Those with knowledge/professional experience in the industry are welcome to attend.

8. Adjourn

The meeting was adjourned at 3:47pm.

9. Next Regular Meeting:

February 6, 2019.

