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City of Langley
PLANNING ADVISORY BOARD
MINUTES
July 1, 2020
LANGLEY CITY HALL
112 2nd Street, Langley WA

Attendance: Rhonda Salerno, chair, Maralie Johnson, Burt Buesch, and Casey Gloster

Staff: Brigid Reynolds, Alex Cattand

Council: Christy Korrow

Guests: JR & Callie Fulton, Trilby Coolidge, Greg Easton, , Richard Queen, Michael Scheurlain, Ross Chapin, Greg Easton, and Richard Harding

1. The meeting was called to order at 3:35 pm
2. The agenda was approved
3. The minutes of May 6, 2020 were approved.
4. Public Hearing for Ordinance no 1069, Zoning Map Amendment for two properties at the corner of Second Street & DeBruyn Ave. The zoning change would be from zone RM to RS 5000. Rhonda opened the public hearing and Brigid briefly summarized the application and findings of facts/conclusions of law report. The public comments received throughout the process were included in the agenda packet.

Due to some of the regulations in the RM zone and the recent amendments to permit two ADUs on each residential lot with a single-family dwelling the owner can create more units under the RS5000 zone. The applicant, J R Fulton, described the reasons for his request for rezoning and the plan to apply to create a short plat to create three lots from the two existing and then to submit building permits. Each lot will either have one primary residence with attached ADU + 1 Detached ADU (DADU) or 1 Duplex + 1 DADU (2 structures per lot, 6 total).

Parking requirements 3 spaces for the first option and 4 for the second option.

Some of the differences between the two options are the location of the entrances and the parking requirements.

Comments on the amendment were supportive such that once constructed this will mean more housing for residents.

Board members and attendees asked clarifying questions regarding parking and the numbers of structures.

Ross Chapin stated he is in support but expressed that this is a missed opportunity regarding setbacks in the RM zone and that setbacks on corner lots could be less. He stated that reduced setbacks would create a more urban/small town and pedestrian scale instead of the suburban standards in the LMC. Ross suggested a 10-foot setback be discussed for all residential zones.

Brigid described the options in the Municipal Code to apply to reduce setbacks. She also talked about the proposed

Moved by Rhonda and seconded by Maralie to accept the findings of facts report and recommends council to give ordinance no. 1069 first reading. All in favor.

5. Discussion Items:

a. Short Term Rental update

Brigid reviewed her report detailing the numbers of short-term rental applications that have been received since Council adopted the new code. She noted that there have been no complaints since adoption and that during the notice period for some applications neighbors identify concerns. These concerns are shared with the applicants.

She asked for PAB's input about seeking further comment from STR operators and neighbors. Due to the current pandemic and the reduction in travelers, the PAB recommended the report be provided to Council for its information, but no further action be taken.

b. Planning Department Update

- The form base code-RFQ selection is completed and the contract with PlaceMakers is being finalized
- Coles Valley code being prepared by consultants hired by the developer in accordance with the MOU. It is now being reviewed by the City's lawyer. Brigid hopes it will come back to PAB at next meeting.

Another community meeting will be important for the process, but this was not part of the terms of reference. Brigid is recommending that the developer hold another community meeting which may have to be a virtual meeting.

Brigid said an email update will soon be sent out to the email list which includes to people who attended the Feb 26 public meeting who provided their email address. This email will include a spreadsheet of all the comments made at the community meeting and the joint Council/PAB meeting.

- Applications are continuing to be submitted for both building and planning permits.

6. New Business

a. Greg Easton submitted an application to join the PAB. He is a Retired land use & planning consultant. He is now a full time Langley resident. He has experience in various commities and boards. He met with the mayor. The PAB recommends to Council to approve Greg Easton as a PAB member.

b. Rhonda Salerno, has been acting PAB chair for a few meetings and volunteered to continue this role. The PAB supported this action. Burt Beusch agreed to act as co-chair when needed

7. The meeting adjourned at 4:45 pm

8. Next Regular Meeting: August 5, 2020