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City of Langley
PLANNING ADVISORY BOARD
MINUTES
JANUARY 6, 2021
LANGLEY CITY HALL
112nd Street, Langley WA

Attendance: Rhonda Salerno, chair, Burt Buesch, Casey Gloster, Greg Easton,
Staff: Brigid Reynolds, Alex Cattand
Guests: Kennedy Horstman, Irene Vernon, JR Fulton

1. The meeting was called to order at 4:03 pm
2. Minutes of December 16, 2020 were approved with correction to the date was incorrectl in the header.
3. Discussion Items:
 - a. Comprehensive Plan Amendments
Brigid reviewed her staff report and then went through the draft Comp Plan itself.

In general, the proposed amendments are as follows:

- Add a goal regarding dismantling systemic racism to recognize that the City must begin to systematically review and change its policies and practices to create a more inclusive and anti-racist City. This was prepared by the DRS Working Group
- Add references and policies regarding form-based codes as an innovative planning tool that will enable this type of zoning code.
- Add policies to support amendments to the Municipal Code Chapter 18.26 for Planned Unit Development.
- Adding a reference that the goals and policies in the Shoreline Master Program form part of the Comprehensive Plan.
- Add a Planned Unit Development overlay in Map LU-5 in support of amendments to Municipal Code Chapter 18.26.
- Add a new map UCP-7 that identifies the Retail Water Service Area for the City's water system.

Irene & Kennedy (from Dismantling Systemic Racism Working Group) presented the proposed draft goal of DSR in Comp plan. The DSR-WG see housing as a vital element for anti-racism and social equity. Kennedy and Irene state that they will be working towards the next annual update in summer 2021 to add more policies related to anti-racism and social equity. They note that the title of the draft goal should read "Anti-Racism & Social Equity".

PAB discussed that policy amendments related to Planned Unit Development (PUD) should include additional references that these types of development include affordable housing units.

The PAB discussed inclusionary zoning as a means to secure more affordable housing units. But whether this is feasible in Langley is unknown. This strategy requires a detailed examination about land economics in the city. The draft PUD code does not include any provisions for inclusionary zoning but requires a development agreement be negotiated between the City and developer. Securing affordable housing units will take place through this process.

Brigid will discuss this with Council at its January 19th meeting.

PAB discussed other possible tools to create affordable housing. Given the City's population and tax base, there are limits to what the City can do. Brigid has discussed that we need to work on this at the regional level and a couple of tools were suggested that include establishing a regional housing tax levy. Another regional tool could be the same as San Juan County's use of real excise tax (REET) where houses sold above a certain threshold are required to pay a portion of their taxes for affordable housing. Policy H-4.2 talks about partnering with Island County and PAB recommends this policy be amended to work with IC about investigating establishing a regional housing tax levy and San Juan County's REET model.

PAB did not have any comments on the other proposed amendments.

As required by the RCW's Brigid has sent the Comprehension Plan amendments to Commerce for its 60-day review and will follow this schedule, barring the unforeseen:

- SEPA notice – following the meeting with Council
- public hearing at PAB - March 3, 2021
- present to Council for first reading - March 15, 2021
- Council adoption - April 5, 2021

PAB passes motion to let Brigid make the changes discussed above.

b. Population projections

- The Office of Financial Management (OFM) prepares population estimates every April. April 2020 Langley's population was estimated at 1195. This exceeds the projections for 2036 and outlined in the Buildable Lands Analysis prepared by IC for the 2016 comprehensive plan update and used by the City for the last periodic Comp Plan update. Staff expects the future buildable lands analysis will be undertaken to consider a finer grain of detail, for example the sub-regional difference across IC.
- ADU numbers are on the rise.
- Anticipating that more housing will be developed when the new codes are adopted.

- There is a growing trend of people buying housing in Langley as a second/vacation home. This reduces the available housing stock for full time residents and skews population numbers.
- Build out Analysis still needs to be completed to see how infill might create housing opportunities.

c. Applications

- The City has received an application to develop a property on Third Street. There are five parcels and the owner is proposing to develop one SFR and one ADU on each of those parcels. He's put the application on hold and is considering using the MF Infill code to understand his options.
- Boatyard Inn going from a 10-room hotel owned by one owner to 10 condo units owned by individuals.

5. New Business

Brigid gave an update on a couple of items related to the draft PUD code as previously discussed by PAB.

- Makerspace definition added/refined in Definitions section as p.
- Foster homes is permitted as a secondary or accessory use in PUD-H intensity district.

6. Citizen comments

- JR Fulton asked will the zoning chart in Ch. 18.09 be updated to reflect the multi-family overlay code?

7. New Business:

PUD Ch. 18.26 adoption process and timing:

- Public hearing is tentatively scheduled for Feb 3, 2021 with PAB
- Scott Chapin sent out an invitation of a presentation to discuss inclusionary zoning model adopted in Carbondale, CO. The Mayor reached out to him.
Brigid suggests a larger panel discussion regarding affordable housing.
- Brigid will follow up with the Mayor about a community meeting.
- Discussion around affordable housing and how to proceed on writing text and to negotiate with developers.
Brigid will present the Comp Plan amendments and draft PUD code at Council's next meeting on Tuesday, January 19.
- January 20th at 5:30 is the MF Infill community meeting. Please attend if possible.

8. The meeting was adjourned at 6:03pm

9. Next Regular Meeting: February 3rd, 2021 @ 4:00 pm