



**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD REGULAR MEETING
February 1, 2017**

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

ATTENDANCE

PAB: Christy Korrow, Chair, Gail Fleming, Roger Gage, David Davis, Rhonda Salerno (via skype)

Council: Dominique Emerson

Staff: Brigid Reynolds, Planner

Regrets: Sieb Jurriens

Due to technical difficulties the meeting could not be recorded.

1. Approval of the Agenda

As amended to add Coyla Shephard Bethany Justus to present on a Tiny Home proposal for Langley.

2. Minutes

Minutes of January 4, 2017 were approved.

3. Possible amendments to the LMC to increase housing options

PAB members reviewed the summary of possible amendments. The purpose of the discussion is to receive input regarding the suitability of the various amendments. The PAB reviewed items 1 through 4 and 12. Items in *italics* require further discussion.

1. Accessory dwelling unit

- i. Permit one attached and detached per lot – *permit ADUs only where there is sewer*
- ii. Reduce utility connection fees and/or user fees for ADUs used for long term rental. This would require annual confirmation. See no. 12 below.
- iii. Remove covenant requirement. Currently not being required.
- iv. Remove parking requirements for one ADU but require one additional parking stall for two ADUs – *further discussion*
- v. Reduce minimum ADU gross SF from 300 to 200¹ (Rockledge, FL Tiny Home Ord minimum is 170 SF)
- vi. Permit in all SF residential zones.

2. Duplex;

- i. Duplexes are not subject to design review but should be to avoid box like construction.
- ii. Remove \geq 7200 SF limits as redundant

¹ Need to confirm building code issues, if any.

3. Single family zones;
 - i. Smallest lot size is 5000 SF but that can be reduced when creating a Cottage House development or a Clustered Residential Development.
 - ii. Amend lot clustering for RS7200 and RS15000 to reduce min lot size and open space requirements.
 - iii. Create a zone that permits lots 3600 SF in size. – *additional details of impervious surface and setbacks require further discussion*
4. Multi-family zones.
 - i. Permit Multi-Family in RS zones as a Conditional Use and establish density and lot coverage limits
 - ii. Amend definition of ‘multi-family’ to include more than one building
 - iii. Require design review to ensure fit within a neighborhood.
 - iv. Where proposed on a lane vehicle access must be from the lane – *requires further discussion*
 - v. Add reference to triplex and fourplex in multi-family definition – *requires further discussion*
 - Additional details for discussion*
 - *Lot coverage*
 - *Establish density using floor area ratio*
 - *Parking*

12. Tiny Homes

Coyla Shepard and Bethany Justus introduced their proposal for a Tiny Home community of between five and 12 homes. The organization would be made up of local churches for the purpose of providing affordable rentals of tiny homes. The PAB reviewed the ordinance from Rockledge, FL as a possible precedence and discussed the existing Innovative Permanently Affordable Housing Project ordinance (LMC 18.04) as possible means by which this proposal could be facilitated.

David Davis and Gail Fleming moved and seconded the motion to:

Recommend to Council that Planning prepare an ordinance to enable the establishment of a tiny home community and that it be given top priority.

All in favor.

The PAB will continue the housing discussion at its next meeting beginning with multi-family housing.

4. Wayfinding Report and Presentation

Kelsey Loch, Planning Intern, gave a powerpoint presentation on the proposed Wayfinding project. The PAB were asked to review the draft report and action plan and provide comments to staff via email.

Some suggestions were provided at the meeting: the DRB and the Port are also key stakeholders, user groups include walkers, drivers and boaters and add bike racks to the list of existing infrastructure.

5. Next meeting

The next meeting will be March 1st.

The meeting was adjourned at 5:00 p.m.