



MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD REGULAR MEETING
March 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

Council: Dominique Emerson

Staff: Brigid Reynolds, Planner

1. Approval of the Agenda

As amended to add New Business – Sieb Jurriens resignation.

2. Minutes

Minutes of February 1, 2017 meeting were approved.

3. Presentation – Leanne Finlay, realtor

Ms. Finlay gave a brief presentation entitled “Land Use Zoning and Unintended Consequences”. She discussed how housing typologies can affect bank financing for buyers seeking VA/FHA/Conventional lower down payment mortgages. An example is mixed use buildings (commercial ground floor with residential above) and in order to qualify buildings must have a 25/75 ratio. According to Ms. Finlay a different ratio a lender requires a 20 to 25 % down payment which may be out of reach for many buyers.

She recommends it might be useful to invite some developers to speak to the PAB.

She recommends the City encourage the development of apartments and condominiums to create more ‘workforce housing’.

She recommends against permitting duplexes, tri-plexes or 4-plexes or more than one ADU in single family zones as there are no sales comparables which can also impact financing.

She recommends that off-street parking be required for any additional units particularly when there are no sidewalks.

4. Possible amendments to the LMC to increase housing options

PAB members continued to review the summary of possible amendments. The purpose of the discussion is to receive input regarding the suitability of the various amendments. The discussion focused around tiny homes and accessory dwelling units:

- Council approved the motion to develop a tiny homes ordinance at its February 21st meeting.
- Link a tiny home ordinance with the Innovative Affordable Housing Ordinance regardless of tenure.
- Establish consistent minimum size units between an ADU and a tiny home

- Sewer and water services need to be reviewed for a tiny home planned neighborhood, for example, whether there is one connection for the whole development or for each unit.
- Where tiny homes are owned by one entity require them to be long term rentals to avoid conversion to short term vacation rentals.
- Permit tiny homes on wheels at the Fairgrounds
- 'Guest houses' are defined but not permitted in any zone
- Require DRB review of a tiny home planned unit neighborhood

5. Wayfinding Report

Planner Reynolds requested any additional feedback from PAB members. She told the PAB that is has been reviewed by the Arts Commission and DRB. Gail Fleming provided some detailed comments. She will also discuss it at the next POS meeting.

The action plan and process are being refined through these discussions.

6. New Business

Sieb Jurriens has resigned from PAB and will sit on the DRB. His appointment will be formalized at the March 6th Council meeting.

7. Next meeting

The next meeting will be April 4th.

The meeting was adjourned at 4:50 p.m.