



MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD REGULAR MEETING
June 7, 2017

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

ATTENDANCE

PAB: Christy Korrow, Chair, Roger Gage, Rhonda Salerno, JR Fulton

Council: Dominique Emerson and Burt Beusch

Staff: Brigid Reynolds, Planner

1. Approval of the Agenda

As amended to add Citizen Comments.

2. Minutes

Minutes of May 16th special meeting were approved.

3. Follow up with PAB comments on the Comp Plan.

Brigid reviewed the PAB comments and her responses to them as to how they've been addressed in the draft Comp Plan, or not. These documents are posted on the website with the other public comments. Items that were discussed:

- Some corrections need to be made to ensure correct referencing of policies.
- Another other item that was discussed but not resolved is how defining 'urban densities' for Langley.
- The PAB recommended that Policy LU-3.2 regarding innovative planning tools – include a list of possible tools for reference and 'form-based codes' should be included.
- 'Special needs' housing needs a definition.

4. Comprehensive Plan Background

- a. Executive Summary – The PAB was in general agreement with the proposed changes and recommended that Policy 1 on pg ES-9 be added to Goal Sustainability-7 re. the PAB's role with monitoring implementation of the Comprehensive Plan.
- b. Land Use – The PAB was in general agreement with the proposed changes and also supported further revisions to the sections entitled 'Future Land Uses', 'Growth in Context', 'Analysis of Physical Conditions and Amenities' to more accurately reflect changes that have taken place in the City since 2007.

5. Joint PAB and Council meeting

Monday June 12th and 26th have been selected for meetings.

6. New Business

Citizen Comments – Coyla Shepherd asked how work is progressing with the Tiny Home Ordinance. They have now formed a non-profit and five faith communities are involved. She indicated they hope to start construction before the end of summer. They have not yet found a property on which to site the proposed development.

Brigid explained that the PAB has discussed this item to some extent as one of the possible amendments to increase housing options. However, more work has to be done. She stated she is unsure if it's better to establish a new ordinance or amend an existing ordinance such as Chapter 18.04 'Innovative Permanently Affordable Housing Projects'. JR will talk with Coyla further about this. Coyla was reminded there is an approval process required for any project.

7. Next meeting

The next meeting will be July 5th.

The meeting was adjourned at 5:05 p.m.