



MINUTES
Joint Council/PAB meeting
June 26, 2017
City Council Chambers

Council: Ursula Shoudy, Burt Beusch, Dominique Emerson, Thomas Gill
PAB: Christy Korrow, Roger Gage, JR Fulton, Rhonda Solerno
Staff: Tim Callison, mayor and Brigid Reynolds, Director of Community Planning
Citizens: Ed Anderson

Mayor Tim Callison called the meeting to order at 5:05 pm

The purpose of the meeting was to update Council regarding the draft Comprehensive Plan and for Council and the PAB to jointly discuss some key issues regarding the draft Plan.

Brigid used a powerpoint to guide the discussion. The documents that were the main topic of discussion were the draft Comprehensive Plan Goals and Policies (4/11/2017) and matrix (3/9/17). Draft maps were also reviewed.

Key amendments that were discussed:

1. County Wide Planning Policies: Have been incorporated in the Land Use (LU) and Utilities/Capital Facilities (UCF) sections. Specifically LU-7.1– No ADUs on septic; annexation process; LU-7.4 and UCF-1.3– No development without sewer including building permits. The latter reference must be removed.
2. LU-7.6 - Development must meet the minimum density of the zone district was discussed with not everyone in agreement.
3. LU-4.3 and LU-4.13 - New commercial is encouraged to not reduce residential uses and mixed use development (ground floor commercial /residential above) is encouraged
4. Housing

Expanding housing options, increasing affordable housing options and accessory dwelling units were discussed at length.

H-2.1 – Expand where multi-family residential is permitted. The PAB has been working on this issue. One solution that is proposed is to allow multi-family as a conditional use in all residential zones. This would require that any application would have to be approved by the hearing examiner. Additional details need to be discussed and resolved and include updating the design guidelines, establishing a minimum lot size, reviewing parking requirements, reviewing impervious lot coverage requirements. The availability of water for future development and the impact development can have on the aquifer

was also discussed at length. There are proposed Goals and related policies of UCF-6 water management and UCF-8 water and energy that address this concern.

H-4.5 – consider offering an amnesty for ADU that have been established without property permits to ensure they meet minimum health and safety requirements.

H-4.9 and ED-4.1 - vacation rentals offer needed tourist accommodation but can reduce long term rental options. The current code has regulation for tourist accommodation but need to be updated.

The number of tourist accommodation units in the City is unknown.

5. LU-5.5 considers allowing Cottage Industry in the City. This is intended to be small scale low impact artisan type manufacturing.
6. Trails – goals and policies for trails have been moved to T-3. The POS Commission has provided some proposed revisions to distinguish between wildlife and walking trail corridors.
7. Arts District – ED-2.1 proposes to establish an Arts District for the middle school properties to create flexibility and to recognize the significance of these organizations that are located here.
8. Critical Areas
The map has been updated to include eagle nest trees, heron rookery,
The POS Commission has suggested adopting an overlay for lands that could have a high potential for wetlands. A map is being prepared however further research is required to determine how this would impact
The current Critical Area Ordinance is being reviewed for consistency with the State’s 2016 update.
9. Rezone
The property at the corner DeBruyn and 2nd is requested by the owners to be rezoned from RS7200 to Neighborhood Business.
Staff proposed to rezone a number of specific properties from Central Business to Public Use as they are owned by the City or other public agencies. However, some years ago the PAB zoned them from PU to CB. They will remain at Central Business.
10. Urban density – The PAB has been discussing housing typologies and densities that are consistent with Langley’s context. They will continue this work for a future discussion with Council.
11. Mapping - The Langley Loop map was discussed and whether the route still had merit. The map will remain. A couple of maps were identified as being important to include including the pedestrian network and utilities. These are still being prepared.
12. S-7 contains policies to direct implementation and monitoring of the Comp Plan.

Next steps:

1. The PAB will continue to refine densities that are appropriate for Langley’s context using ‘missing middle’ housing as a guide. ‘Missing Middle’ housing is a range of multi-unit or clustered housing types compatible in scale with single-family homes that helps to guide infill housing.
2. The PAB will continue to provide guidance on the background narratives for each element.
3. Once the background narratives for each element have been completed and a revised draft of the goals and policies completed a final joint meeting between Council and the PAB will be scheduled. Following the joint meeting a public meeting will be held.

Adjourned 6:45 pm