



**MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD REGULAR MEETING  
July 10, 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

Guests: Gail Fleming, Jonathon Moses, Barbara Sightly, Kimmer

**1. Approval of the Agenda**

Approved

**2. Minutes**

Minutes of June 7<sup>th</sup> regular meeting and June 26<sup>th</sup> joint PAB/Council meeting were approved.

**3. Comprehensive Plan Background**

Land Use - Brigid asked if there was additional input to the "Growth in Context" and "Community Amenities" sections of this element. No additional input was provided.

Housing – Brigid reviewed a number of key points in this backgrounder to the goals and policies that have been removed as they are out of date and those that are new to this section including housing affordability, homelessness, revised table of developed/undeveloped land, and possible actions to increase density and reduce barriers to enable the development of more housing units. This introduction led into the next agenda item.

**4. Housing Density discussion**

Brigid gave a power point presentation to introduce the topic that included

- current housing density in Langley (1.1 dwelling units/ acre);
- allowable densities in the existing residential zones ranging from 3 dwelling units/acre in the RS15000 zone district to 15 DU/ac in the multi-family zone
- introduction of 'missing middle' housing
- examples of existing single family homes in Langley that are similar in size to duplexes, triplexes or fourplexes to show how multi-family units could fit within single family neighborhoods

Comments from PAB and members of the public regarding the proposal to increase density and reduce barriers:

- concern with increased development and impact on critical areas in particular the bluffs;

- increased density should occur in closer proximity to the center of the city and not the fringes;
- impact that vacation rentals are having on long term rentals;
- concern that increased density could impact traffic, noise, parking and quality of life;
- rather than encouraging increased density throughout the city specific lots could be rezoned. However, the PAB previously determined they were not in favor of the latter
- concern about the impact on sewer and water infrastructure
- the buildable lands analysis indicated we need to plan for a net increase of 89 people for the next 20 years and we have plenty of land to accommodate;
- building multi-family units does not guarantee affordability but multi-family unit developments can provide more affordable housing units than single family
- there is not enough housing for working people and families
- the city has an older population relative to the County and State so we are not demographically balanced
- spot zoning is a mistake and is not permitted in many cities due to its possible negative impact to neighborhoods
- the process for establishing and approving multi-family use as a conditional use in single family residential zones was not clear but includes DRB, Hearing Examiner, public notice and comments, public hearing with the PAB
- Incentivizing development should be considered but what type of development should be incentivized.
- Narrow down the area in the city that multi-family development could be considered a conditional use rather than across the whole city.
- The PAB should do their due diligence to ensure the right course for density.
- Disagreement with the shift of Langley to be an affordable more densely populated community.
- If someone has the financial means to buy and build the home they want the city should not interfere.
- What impact would increasing density in other areas have on sewer capacity for connecting Decker, Furman, and Edgcliff

#### **5. New Business**

- Parking discussion and walk about – to be scheduled by doodle poll and will be later in August
- Randi Perry will be invited to the next PAB meeting to talk about water and sewer infrastructure.

#### **6. Next meeting**

The next meeting will be August 2nd.

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