



**MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD REGULAR MEETING  
October 4, 2017**

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

**ATTENDANCE**

PAB: Christy Korrow, Chair, Roger Gage, JR Fulton, Maralie Johnson (alternate), Sommer Harris, Rhonda Solerno

Council: Dominique Emerson

Staff: Brigid Reynolds, Planner

Regrets: Burt Beusch

**1. Approval of the Agenda**

Approved

**2. Minutes**

Minutes of September 6th regular meeting were approved.

**3. Utility Fees**

Stan Berryman, Director of Public Works, gave a brief presentation on current sewer, water and stormwater rates. Water rates are established such that they are lower for accessory dwelling units and cottage housing developments. Sewer rates do not make these distinctions. Staff have been discussing that the rates for these two utilities need to be more aligned and Stan prepared a memo outlining revised rates.

The group discussed that other terms in the fee schedule should be revised for greater clarity. For example fees for 'city installed main' apply on to 3<sup>rd</sup> Street.

The use of grey water in the City was discussed. Rhonda said she will research if Island County or the State prohibits this.

The use of bonds for paying for improvements was discussed. Bonds were used for 2<sup>nd</sup> Street improvements and the City continues to pay this off.

**4. Comprehensive Plan**

Brigid explained that the SEPA notice has been made and the Plan referred out. It has also been submitted to the Dept of Commerce for the 60-day review period.

Brigid discussed the proposed zoning map amendments to align the zoning and land use designation map. Eleven properties have been addressed and include five properties zoned residential that are parks and should be zoned public use, one Port of South Whidbey property that is zoned Central Business and is to be zoned public use, one parcel zoned public use that is a commercial property and will be rezoned to central business, four properties being rezoned from residential to neighborhood business. These had been presented to Council at its October 2<sup>nd</sup> meeting.

Brigid also introduced amending the zoning for the three blocks between 1<sup>st</sup> and 3<sup>rd</sup> streets and Park to De Bruyn Avenue from RS7200 to RS5000. This suggestion was presented as part of a variance application to reduce the minimum lot size. This would enable possible infill development in this area.

Rhonda Solerno made the motion and it was second by Roger Gage. To recommend to Council that the zoning for this area be amended to RS5000. All in favor.

The character of Langley is referenced throughout the document but is not well defined. Design guidelines play a key role in articulating what this means. They do however need to be reviewed and revised. The DRB is beginning work in this area and Brigid suggested a joint meeting on the subject.

A suggestion that future Comp Plans should include an element regarding Langley's Social Capital was made.

#### **5. Housing**

The Board discussed the possible amendments to encourage housing. The two items that the Board will begin working on in greater details is preparing a Tiny Home Ordinance and reviewing the Innovative Affordable Housing Ordinance. JR, Brigid and Maralie will work on the former and Christy and Rhonda, the latter.

The next priority will be Accessory Dwelling units (attached and detached).

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

The next meeting will be November 1st.

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