



**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD REGULAR MEETING
July 6, 2016**

The meeting was called to order at 3:35 PM.

ATTENDANCE

PAB: Christy Korrow, Chair, Gail Fleming, Sieb Jurrianns, David Davis, Rhoda Salerno, Roger Gage
Staff: Brigid Reynolds, Planner

1. Approval of the Agenda

2. Minutes

Minutes of the June 1, 2016 were approved with the following amendment:
Rhonda Salerno asked the Mayor to confirm if there was a change in policy regarding the provision of a recording secretary for the PAB.

3. Council Review of the Comprehensive Plan

Planner Reynolds confirmed that Council has completed its review of the Utilities element. The worksheets of proposed amendments to the Land Use and Transportation elements are on line. No comments have been received as yet. The Parks and Open Space element is the next workshop that will be posted on the web site. The remaining elements include Capital Facilities, Housing, Sustainability and Economic Development

The updated schedule was provided and is as follows:

Date	Time
Thursday July 21	3:30 to 5:30
Monday July 25	3:30 to 5:30
Thursday July 28	3:30 to 5:30

4. Housing in Langley – Background Discussion

Planner Reynolds presented a draft 'Langley housing continuum' infographic as a tool to discuss Langley's current housing make up, existing tools available to facilitate greater housing diversity and affordability and possible future tools.

PAB made suggestions and asked questions to help clarify the issue:

- Show comparisons to Langley's ratio of single to multi-family with communities of similar sizes.
- Provide the vacancy rate for Langley and/or south Whidbey
- Incentives – is there a bottom line or limit beyond which we will not incentivize, for example encroach into wetlands? Consider more incentives to encourage development. Where possible quantify the efficacy of incentives.

- If possible, identify the number of ADU conversions from rental to Air B&B. Need to show the positive economic benefit of B&B's, i.e. hotel tax and tourism spending.
- Are there limits in the current Code regarding size and style of housing?
- Identify tools for supporting land trusts, co-housing, and habitat for humanity initiatives.
- Show the ratio of land cost to building costs.
- Identify the demographic cohorts of Langley's housing gaps including seniors wanting to age in place, working singles, and young working families.

5. Future Housing in Langley – Community Forum planning discussion

Planner Reynolds introduced the proposal to hold a community forum about housing in Langley to discuss such issues as affordability, different housing types, and smart growth.

The proposal is to have a panel discussion with a maximum of four panelists each with different expertise such as affordability on Whidbey Island, market and non-profit developer, and land economist. Small group break out discussions are proposed to allow participants an opportunity to discuss some issues in greater depth.

The PAB confirmed the forum needs to be grounded in the goals and visions of the Comprehensive Plan.

The proposed time frame is early September.

A planning meeting will likely be held in addition to PAB's August meeting.

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