



**MINUTES**  
**CITY OF LANGLEY**  
**PLANNING ADVISORY BOARD REGULAR MEETING**  
**October 5, 2016**

The meeting was called to order at 3:05 PM.

**ATTENDANCE**

PAB: Christy Korrow, Chair, Gail Fleming, David Davis, Roger Gage, Rhonda Salerno

Council: Dominique Emerson

Staff: Brigid Reynolds, Planner

Regrets: Sieb Jurrians

Due to technical difficulties the meeting could not be recorded.

**1. Approval of the Agenda**

- a. Add New Business – training opportunities

**2. Minutes**

Minutes of the September 7<sup>th</sup> 2016 were approved

**3. Community Housing Forum – October 19th**

- a. PAB members reviewed and discussed possible questions for Eli Spevak. The final questions are as follows and will be forwarded to Eli:
  - i. In a town our size, what strategies would you recommend the City implement to help achieve our goals of increasing affordability and density?
  - ii. Should a small City like Langley have a priority of focus between 1) affordable housing (homeownership and rental), 2) increased density, 3) affordable long term and seasonal (workers) rentals?
  - iii. How proactive should the City be in trying to attract developers who have affordability as a value? How does the City build relationships with developers to encourage affordable housing options?
  - iv. If we rezone specific parcels from single family to multi-family, (or add tri and four plexes to areas) should these parcels or areas be in the “residential core” of the town, or does it matter?
  - v. What means can we use to implement and increase permanent affordable housing?
  - vi. Are there ways to incentivize the use of ADU's for long term rentals and/or de-incentivize their use as vacation rentals?
  - vii. If the City rezones specific parcels single family to multi-family uses what mechanisms can we put in place that bind developers to offer them at affordable prices and rental rates? Do mechanisms for affordable housing need to be separated from building codes and zoning? Do you know of successful examples of municipal code that encourage affordable housing for a small town such as Langley?

- viii. With already high water/sewer rates, how will raising water rates on short term rentals (ADU's) encourage people to build/provide long term rental units in Langley? Is it legal to differentiate between long term and short term rentals, as both are commercial entities? How is this kind of incentivizing enforced?
  - ix. The island has a single source aquifer and other sensitive areas. How can we protect these natural resources while also increasing density?
  - x. How do we balance increase density and impervious surfaces with protecting the natural environment and encouraging use of green infrastructure?
- b. Getting the word out. PAB members have circulated the poster to their networks. Other suggestions include: Drewslist and Facebook.
  - c. Recording the housing forum – We should try and record this event.

#### 4. Comprehensive Plan

- a) Island County – Urban Holdings (UH) zoning proposal. Planner Reynolds informed the Commission that the County is proposing to establish two UH zone districts. The UH zone district is designated for lands within the City's Urban Growth Area but outside of the City. The County is proposing two UH zones: Rural Residential and Light Industrial. The latter has been established for Oak Harbor. The Rural Residential UH zone is the intended zone for Langley.
- b) Criteria for designating new multi-family sites – Commission members submitted possible criteria for discussion as follows:
  - i. As far as identifying possible lands/area to be re-zoned to multi-family, I feel that a thorough GIS needs to be available with **up-to-date** zoning and infrastructure, as well as, critical areas and sensitive natural features included before any areas can be considered for zoning changes. Another look at the GMA would be very helpful, as its intention is not to create zoning for more density when plenty already exists under current projections. One aim in re-zoning to increase the area's density is directly related to decreasing zoning in areas within the city that need to be protected. At any rate, we must consider the pressure on the environment before reaching any conclusions.
  - ii. As for rezoning for multi-family housing, first of all I think we need to make sure we really need to do that. According to the population projection by the OFM we don't need to build much more in order to accommodate the 90 or so net increase in population in the next 20 years. It seems to me the issue at hand is affordability, not increased building. And if we allow for tri and four plexes in single family zoning it could take care of any extra units we need.
  - iii. If we do look for places to rezone to multi family I think we need to look closely at all the possible consequences. There would be increased traffic and need for parking. It could completely change the flavor of some neighborhoods. And there are some places that the whole community would balk at - like on the Fossek's farm.
  - iv. My main concern, however, is environmental. I would strongly object to having a multi family development right next to a wetland, stream or unstable bluff due to the increased impact it would have on these critical areas.
  - v. Traffic, ingress / egress/ access, environment, qualitative value of open space (like the Fossek's), aesthetics / could it fit with the neighborhood

The PAB also discussed the value of establishing a hard target for the number of units that need to be built or established. The County's Buildable Lands Analysis completed as a requirement of its Comprehensive Plan estimated that the City of Langley will need 40 additional units by 2036. In order to drill down to determine the types of units that could be required the City would need to complete a housing needs assessment and/or housing market analysis.

- c) Possible priorities for the PAB for Council's 2017 budget discussion. The Board identified possible priorities for the PAB that included: Urban Forest Strategy, Wayfinding program, Parks and Open Space Master Plan, and Multi-modal transportation plan. Climate Change Adaptation and Mitigation Plan was also identified as a priority.

## **5. Geographic Information System (GIS)**

Planner Reynolds briefly introduced Geographic Information Systems as follows:

GIS is a computer system that captures, stores, checks and displays spatial or geographical data. GIS data represents real objects, such as roads, land use, elevation, tree cover, stream locations, utilities, and a multitude of other elements that are of interest to local governments. Local governments use GIS for land use planning, asset mapping of infrastructure, property identification and parcel boundaries, emergency management and so on. These systems enable efficient and effective planning and implementation across all departments and can also engage and inform citizens.

She also stated that the City has joined a consortium established by AWC and GIS consultants, FLO Analytics to complete a GIS needs assessment that will establish priorities and next steps to enable the City to have its own GIS.

She also announced that Island County GIS Department is holding an open house on November 16, 2016 from 6 to 8 p.m. at 1 NE 7<sup>th</sup> Street, Coupeville at the Island County Administrative Building.

## **6. Dark Sky Principles**

There was not enough time to discuss this item so it is moved to next month's agenda.

## **7. Training Opportunities**

Island County is proposing to host two events that will be of interest to PAB members:

- i. Joe Tovar, former member of the Growth Hearings Board (for Central Puget Sound) and Planning Director for the cities of Kirkland and Shoreline, about scheduling training sessions for our Planning Commission. Now semi-retired, Joe provides these training sessions all over the State. The training for our Planning Commission would focus on roles and responsibilities, appearance of fairness, conflict of interest, and the Growth Management Act (see attached proposal). Two sessions about 90 minutes each, are proposed. Possible dates are November 9<sup>th</sup> or 16<sup>th</sup> mid-afternoon.
- ii. Anne Aurelia Fritzel, Department of Commerce, is offering to hold a Short Course on Local Planning training session which includes the following:
  - An overview of the complex mix of land use planning laws that work together to support land-use decision-making in Washington state;
  - An introduction to comprehensive planning and plan implementation under the Growth Management Act;
  - A review of the roles in planning and best practices for public participation; and

Mandatory training on the Open Public Meetings Act for local government officials.  
Dates are to be determined.

**8. Next meeting**

The next monthly meeting is scheduled for November 2nd.

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