



**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD REGULAR MEETING
September 7, 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

1. Approval of the Agenda

With October 19th as the corrected date for the Housing Forum.

2. Minutes

Minutes of the August 3rd 2016 were approved

3. Future Housing in Langley – Community Forum planning discussion

PAB members discussed the proposed housing forum:

The purpose of the meeting is to “educate and engage Langley citizens about housing affordability and housing diversity and how these elements are critical for a healthy and sustainable community. And also to discuss changes we can make in the LMC to increase long term rentals and affordable home ownership.”

The focus will be on the City of Langley but the discussion will include the City within the context of Island County and the GMA.

Wednesday October 19th from 6 to 9 pm is confirmed for the event date and the location is the Langley United Methodist Church Fellowship room.

Eli Spevak, the principle of Orange Splot LLC (orangesplot.net) from Portland, is confirmed to speak. Orange Splot is a housing development company and a general contractor with a mission to pioneer new models of community-oriented, affordable, green housing.

Catherine Reid, Housing Program Coordinator, Island County Department of Human Services is also confirmed and will speak to affordable housing issues across Island County.

The format will include a presentation by Eli and a panel discussion.

Brigid continues to seek out possible developers to participate on the panel.

Eli Spevak has indicated he is able to meet with the PAB and Council prior to the community meeting for a more informal discussion.

PAB members agreed to prepare some questions for the event and will bring them to the next meeting.

4. Comprehensive Plan

- a) Council Review Update - Planner Reynolds confirmed that Council has one final workshop to be held on September 12th at 3 pm to review the Economic Development element.
- b) Implementation
 - i. Potential developable land discussion: The PAB reviewed a map that was developed by the previous intern and planner to identify parcels that were un- or under developed. The Board agreed that the map was limited in scope and should be further refined.
 - ii. Potential multi-family sites: The PAB discussed different strategies for establishing/permitting additional multi-family development in the City including:
 - Designating specific parcels and pre-zoning them.
 - Amending the existing single family zones and permitting triplexes and fourplexes.
 - Leaving it to developers to make an application to rezone a parcel to permit multi-family units.
 - For the next meeting the PAB will bring some ideas for establishing criteria to assist in designated parcels that should be rezoned for multi-family development.
 - iii. Possible priorities for the PAB for Council's 2017 budget discussion: Brigid informed the PAB that Council is beginning budget discussions and that the PAB should consider a possible project for next year. She identified actions from the draft Comprehensive Plan for the PAB to consider taking on as a project for next year and these included developing an Urban Forest Strategy, Wayfinding program, Parks and Open Space Master Plan, and Multi-modal transportation plan. This discussion will continue at the next meeting.
 - iv. Other development regulations that were briefly discussed to implement the Comprehensive Plan include: reducing minimum lot sizes, review fee structure to encourage long term rentals, designate lots for neighborhood business and tiny homes, renewable energy code elements, revise land use table, clean up definitions and permitted uses, encourage urban agriculture, clarify tourist accommodation, and establish addition overlays such as the Performing Arts District.

5. Next meeting

The next monthly meeting is scheduled for October 5th.

Topics for the next meeting include: establishing a GIS (geographic information system) program; possible criteria for designating lots/areas suitable for multi-family development; possible questions for the forum; and possible budget/project priorities.

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