MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD REGULAR MEETING
February 1, 2017

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

ATTENDANCE
PAB: Christy Korrow, Chair, Gail Fleming, Roger Gage, David Davis, Rhonda Salerno (via skype)
Council: Dominque Emerson
Staff: Brigid Reynolds, Planner
Regrets: Sieb Jurriens

Due to technical difficulties the meeting could not be recorded.

1. Approval of the Agenda
   As amended to add Coyla Shephard Bethany Justus to present on a Tiny Home proposal for Langley.

2. Minutes
   Minutes of January 4, 2017 were approved.

3. Possible amendments to the LMC to increase housing options
   PAB members reviewed the summary of possible amendments. The purpose of the discussion is to receive input regarding the suitability of the various amendments. The PAB reviewed items 1 through 4 and 12. Items in italics require further discussion.
   1. Accessory dwelling unit
      i. Permit one attached and detached per lot – permit ADUs only where there is sewer
      ii. Reduce utility connection fees and/or user fees for ADUs used for long term rental. This would require annual confirmation. See no. 12 below.
      iii. Remove covenant requirement. Currently not being required.
      iv. Remove parking requirements for one ADU but require one additional parking stall for two ADUs – further discussion
      v. Reduce minimum ADU gross SF from 300 to 2001 (Rockledge, FL Tiny Home Ord minimum is 170 SF)
      vi. Permit in all SF residential zones.
   2. Duplex;
      i. Duplexes are not subject to design review but should be to avoid box like construction.
      ii. Remove > 7200 SF limits as redundant

1 Need to confirm building code issues, if any.
3. Single family zones;
   i. Smallest lot size is 5000 SF but that can be reduced when creating a Cottage
      House development or a Clustered Residential Development.
   ii. Amend lot clustering for RS7200 and RS15000 to reduce min lot size and open
       space requirements.
   iii. Create a zone that permits lots 3600 SF in size. – additional details of impervious
        surface and setbacks require further discussion

   i. Permit Multi-Family in RS zones as a Conditional Use and establish density and
      lot coverage limits
   ii. Amend definition of ‘multi-family’ to include more than one building
   iii. Require design review to ensure fit within a neighborhood.
   iv. Where proposed on a lane vehicle access must be from the lane – requires
       further discussion
   v. Add reference to triplex and fourplex in multi-family definition – requires further
      discussion

12. Tiny Homes
    Coyla Shepard and Bethany Justus introduced their proposal for a Tiny Home
    community of between five and 12 homes. The organization would be made up of
    local churches for the purpose of providing affordable rentals of tiny homes. The PAB
    reviewed the ordinance from Rockledge, FL as a possible precedence and discussed
    the existing Innovative Permanently Affordable Housing Project ordinance (LMC
    18.04) as possible means by which this proposal could be facilitated.

    David Davis and Gail Fleming moved and seconded the motion to:
    Recommend to Council that Planning prepare an ordinance to enable the establishment
    of a tiny home community and that it be given top priority.
    All in favor.

    The PAB will continue the housing discussion at its next meeting beginning with multi-
    family housing.

4. Wayfinding Report and Presentation
   Kelsey Loch, Planning Intern, gave a powerpoint presentation on the proposed Wayfinding
   project. The PAB were asked to review the draft report and action plan and provide comments
   to staff via email.
   Some suggestions were provided at the meeting: the DRB and the Port are also key
   stakeholders, user groups include walkers, drivers and boaters and add bike racks to the list of
   existing infrastructure.

5. Next meeting
   The next meeting will be March 1st.

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