



**Comments received from the
June 27, 2018 Open House**

Accessory Dwelling Units

How do you control the use of these additional ADU's? What prevents them from being used as a vacation home?

Without an accompanying control of short term rentals e.g. Airbnb, VRBO, when ADU's, "Tiny Homes", etc. permitted, long term affordable housing may be defeated or significantly impacted. Means to permit and enforce must also be considered.

Encourage small, tiny ADU and in all cases affordable housing. I think it diminishes impact of the overall environment, helps those on lower and fixed incomes and diminishes the need for cars and roads in the city. I think a provision should be made that provides/offers adequate housing to lower income persons at no more than 30% of their income. (it would be best if this 30% included utilities-TBD). Attractive small homes in addition to larger ones on the same residential lot are timely and cost effective, and the increase of low-impact small housing helps with creation of walking trails throughout and beyond town. Reducing the need for cars and the streets or for building new streets.

Completely Support!

I feel that all of these amendments are very reasonable and will help reduce an extreme need for housing Langley's work force. I would suggest an amendment that will require these dwellings to be used as long-term rentals.

Key word is "sensitive" sensitives to atheistic and to people needs with majority of renters "cost burdened" affordability needs addressed through:

1. Reduce hook-up fees
2. Affordable housing options- allow tiny house clusters is residential.
3. Continue to encourage clusters that offer community and affordability.
4. More ADU's means affordability and aesthetic sensitivity.
5. Removing neighbor by-in means affordable options by stopping those who would say no.

I live in a clustered co-housing community, increase options for clusters be they tiny homes or multi-family in various zones increases options for community offering mutual support for seniors and extended family like support for younger residents. It works.

Don't need parking. Agree with less than 300sqft. We need a municipal parking lot (how about 3rd)

Excellent! We need workforce housing.

Two ADU's- both attached or one of each. Environmentally, resource use better if ADU's are attached. Reduce material cost of building, utilities preferred walls and sewer line etc.

I would not reduce the size to 150sqft. This would create a cracker box community. I would raise to 225sqft minimum. Keep review by Design Review Board but remove notice to neighbors. ADU's will be for owners to live or long-term rentals.

Removing parking stall requirement for ADU: Will this create defacto one-way streets anywhere? Big problem if it does. Not permitted on septic, agrees: Removing DRB review: This depend on how slow the DRB would be. Letting neighbors know what is happening is a good thing.

What will keep ADU's from becoming vacation rentals instead of long term housing? Tiny houses are not for everyone and similar prohibitions on short term rentals would increase the number of practical affordable units.

Small Accessory Dwellings

Neighbors have a right to know. This could negatively affect housing value.

Completely support these proposed changes. Glad to see Langley stepping up and not waiting for the county or State to act.

1. Question 500sqft limitation on ADU as duplex.
2. Parking onerous.
3. Don't believe you should remove review by design board-essential to community aesthetics.

This is a great effort/really needed.

Increase the tiny home size from 225-450ft. Keep Design but eliminate notice to neighbors. Allow side yard 3ft setback if approved by design review board. Reduce rear yard setback to 5 feet. Allow only one tiny house per lot. Tiny houses shall be awareness or long-term rentals.

Notifying neighbors is a good thing. DRB: depends on a how efficient it is. If it refunds building for long due to staffing problems or a lack of clarity in the code then that's a problem.

Better to maximum to 400sqft.

This is much needed.

Small/Tiny Home Multi-Unit Neighborhood

This is good don't know how you will monitor 30 day or short term/air BNB rentals infill neighbors complain.

Really needed now for work force housing. I strongly support these.

Prohibit short term rentals: Otherwise, believe me you would be opening up the tiny home concept to out-of-town speculators and investors.

I see this as a positive step. I hope this gets the support and the traction it needs.

Much needed.

Very concerned about the resident management concerns/conditions. Many people who may want to live in a tiny house have emotional, intellectual or other challenges. Marginal financial planning, sometimes limited work skills or communication skills. What support will there be to help?

Boarding House

Removing # of lodging control could create more problem for quality of life of lodgers and neighbors-parking issues, etc.

Completely Support.

Shared housing is essential to attract younger workers and encourage elderly to stay in homes with tenants.

All good, thank you lets pass these.

This is a great idea fully support.

Rezone RS7200 to RS5000

A rezone of two 7200 SF lots to R500 still is 2 lots. No change. The size should be 14,400/3+4800sf.

Looks Good.

This looks to create a better living environment.

As long as it is consistently enforced and the requirements are clear.

The limited space in Langley is the biggest hurdle to the growth of Langley. In order to maximize our space a certain amount of leaving is necessary. Growth in Langley is coming whether it is wanted or not.

Yes.

RS7200 to Mixed Residential (RM)

Okay for RM. However, limit the rezone to current buildable area. Housing a 'finger' of RM out into the field is not good.

Looks good and sounds good.

I hope the community can see the benefits. I support the effort.

I support affordable housing.

Yes.

This absolutely needs to happen if we want to be able to house our workforce. Rent is just going up and those are not rich retirees need a place to live.