

From: planning@langleywa.org
To: "Tom Trimbath"
Subject: RE: better late then never - maybe
Date: Monday, October 24, 2022 9:40:00 AM
Attachments: [image001.png](#)

Hi Tom,

Thanks for the comments! I can answer two of your questions off the top. Regarding the first two bullet points under your June 2022 section, the proposed Coles Valley development is the first application we have received under the new PUD code. We have received two applications under the new multifamily infill code. One, got part way through the process and decided to go a different direction but the other is moving forward to building permit stage.

Your comments on the Coles Valley application will be entered into the record for that permit application and considered during the review process.

Best,

Meredith Penny | *Director of Community Planning*

[City of Langley](#) | [Community Planning & Building Department](#)

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Pronouns: She/Her/Hers

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From: Tom Trimbath <tetrimbath@gmail.com>
Sent: Sunday, October 23, 2022 2:19 PM
To: Meredith Penny <m.penny@co.island.wa.us>; planning@langleywa.org
Subject: better late then never - maybe

Meredith,

My sincere apologies for missing the recent meeting. I thought I missed many more meetings than just one. Of course when there have only been two official meetings I've missed 50%. I'll save you from diving deep into reasons/excuses (spam folder and me misreading the location, doh.). The following notes may not fit the schedule, but I pass them along in case they are useful - even if late.

Tom

Note about Coles Road

- Coles Road - Discourse dominated by retired people who can afford the time to attend meetings and comment. The people who need the housing are too busy working.

City of Langley

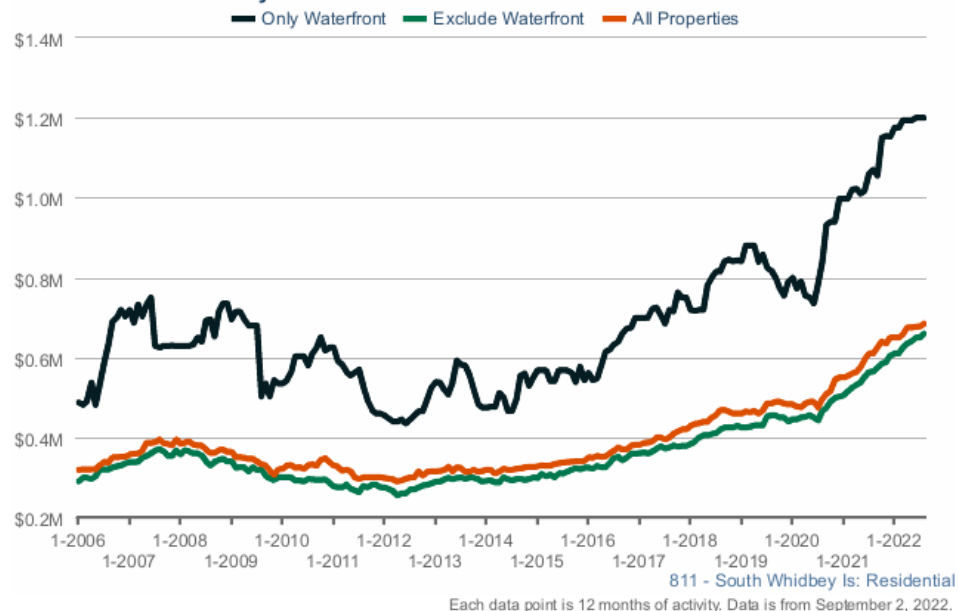
Housing Action Plan

OCTOBER 2022

- Workers are finding solutions by Not living in Langley. Opportunity, fund development outside the city limits.
- Median age aging is self-limiting and temporary on a generational level.
- Median house prices on Whidbey bifurcate into two markets, basically waterfront versus not waterfront. Workforce housing will tend not to be waterfront (unless people can live-aboard their boats), and is therefore cheaper than the general median price.

Thomas Trimboth | Dalton Realty, Inc | (360) 341-1666 | ttrimboth@gmail.com

Median Sales Price - By Waterfront



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- The cost-burdening is growing when compared to 2005-ish (according to my simplistic analysis)
- Are Langley's borders imposing limits to construction? There must be a limit.

Are we there? Annex land?

-

City of Langley

Housing Action Plan

JUNE 2022

- "PUD Code – allowed for creative development of large undeveloped parcels" - Have any been developed?
- "Multi-family Infill – allowed for higher density housing types within smaller existing undeveloped lots" - Have any been developed?

Langley Housing Action Plan 2022-2023

2nd Round of Focus Group Meetings – Discussion Notes

Realtors/Brokers/Lenders

- 1. What did you find noteworthy in the report? - Workers are finding solutions which basically include Not living in Langley. Which is more effective for Langley: creating solutions inside or outside the city limits?
- 2. What did you think was missing from the report or raised further questions to be explored? Workers living outside of Langley have the answers. They may be the ones to talk to.
 - Comment on a comment: "Bet there is a high percentage of single women in Langley", Whidbey has a higher percentage of women as I recall. But. Women can also be interested in women. But. Men can be interested in men. Some don't make the distinction. Some are resigned to being single. Being single on Whidbey, oy!

City of Langley

Housing Needs Assessment

September 26, 2022

Prepared for: City of Langley

Draft Report

- Good report. But again I wonder if it benefits from a broader island perspective. Langley does not have to solve everything on its own.
- As workers find solutions outside Langley, population projections may skew to South Whidbey getting more of that growth. I suspect (note: suspect) there will continue to be strong growth in downtown Langley,

but that may tend to be more vacation homes.

- Personal experience: As a broker I am seeing younger rather than older clients. The age trend may reverse or at least stabilize.
- General comment: This is a lot of work and effort and admirable, but it is for relatively few people. Pondering that one.
- The vacancy rate data seems to disagree with the EDC report. Hmm. Exhibits 21 & 22 seem to contradict. I'll study further as time allows.
- Housing market trends: Island slowdown is not as obvious as the mainland's slowdown. Fresh median house price data advised and will be delivered November 1.
- Question: Has an analysis (or something similar) been done to estimate what happens to Langley's economy assuming: no growth in housing, 50% of residents' needs met, 100% of residents' needs met, 100% of vacation housing needs met? If Langley is unsustainable, what happens next and when?

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Tom Trimbath

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