

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
July 8, 2009**

Jim Sundberg opened the meeting at 4:08 pm.

Draft 7-9-09

ATTENDANCE

Members Present: Julie Buktenica, Roger Gage and Jim Sundberg
Members Absent: G. Raymond McCullough, Fred Geisler and Melanie Shafaat
Staff Present: Fred Evander, Larry Cort and Mary Jo McArdle
Council Representative: Robert Gilman

APPROVAL OF MINUTES

Julie Buktenica moved to approve the June 24, 2009 minutes as written. Roger Gage seconded. The motion passed unanimously.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Larry Cort updated the Board saying that the City Council had given lease approval to the Firehouse Studio and Gallery for the front and middle part of the Old Fire hall. Larry said that the City Council had received a proposal from a gentleman interested in leasing the back of the Old Fire hall for brewing beer.

Larry said that the Wharf Street Public meeting has been moved to the Planning Advisory Board's July 22nd meeting.

Larry said that he attended the port of South Whidbey's presentation to the Army Corps of Engineer for the Langley marina expansion. He added that the Port planned to submit their application for a shoreline substantial development permit to the City of Langley later this month. Larry said that the shoreline permit application and review process would be lengthy and added that it was a quasi-judicial process. The Planning Advisory Board would be participating in the decision-making process along with a number of both State and Federal agencies.

There was nothing to report on the Tree Committee work.

Jim Sundberg asked Larry Cort about the status of the 1st Street development. Larry explained that the landowners couldn't support the City's current position and that discussions were on going.

ZONING, DENSITY AND DIVERSITY

Larry Cort provided background and updated the audience on the Planning Advisory Board's work done thus far on the zoning code update. The audience had a lot of questions about the proposed changes to the zoning code.

Larry said that the meeting would focus on the assignment given to the Planning Advisory Board at their June 24th meeting regarding the square footage allotment that should be given to different parts of the community. To illustrate this, Larry provided the Board with a handout that showed three different possible square footage distribution scenarios for each of the three proposed design areas. The downtown commercial area was not included in this analysis. The handout prompted a number of questions from both the Board and the audience. A lengthy discussion followed.

Larry Cort moved the discussion away from square footage allotment to types of uses that were permitted or not permitted under the current code. Larry handed out a Use Matrix table that showed current code and possible

changes to the types of allowed uses in the three design areas. Larry asked the Board to begin thinking about those uses in the context of the new design areas. Robert Gilman participated in the discussion with an additional handout that identified commercial and institutional uses and the types of impacts those uses might create. He asked the Board to identify what level of impact on neighborhoods should be considered when determining what uses would be acceptable within a given neighborhood. The impacts or the intensity of uses identified included parking, traffic, signage, noise, fumes, hours, etc.

AUDIENCE INPUT ON NON-AGENDA ITEMS

Julie Buktenica thanked the audience for their input on the zoning code update topics that were discussed. She added that it helped the Board be better represent the larger Langley community.

There was no audience input on non-agenda items.

ADJOURN

The meeting adjourned at 6:30pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for July 22, 2009 at 4:00. Mary Jo McArdle recorded the minutes of the meeting.