

**MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD  
August 26, 2009**

Jim Sundberg opened the meeting at 4:06 pm.

**ATTENDANCE**

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

**APPROVAL OF MINUTES**

Roger Gage moved to approve the minutes from August 12, 2009. Melanie Shafaat seconded. The motion passed unanimously.

**PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS**

Larry Cort said that he, Robert Gilman and Fred Evander continued their work on a rough draft for the proposed code amendments. Larry said that staff hoped to have the draft ready for the Board in September. Larry said that the Board still needed to talk about the right mix of residential housing types and might want to spend some time working on the breakdown of the housing mix in the different neighborhoods. Larry said that staff had set a goal of September 9<sup>th</sup> to present the draft to the Board, but the Board might want to consider folding these elements into the September 9<sup>th</sup> meeting and delay the final draft to the Board's September 23<sup>rd</sup> meeting.

Larry updated the Board on the Wharf Street Overlay District Ordinance. Larry said the second reading of the ordinance was scheduled for the September 8<sup>th</sup> City Council meeting. Larry said the council could adopt the ordinance at that time or they could ask staff to do additional work on the ordinance.

Fred Geisler updated the Board on the Tree Protection Subcommittee work. Fred said the subcommittee would complete the Heritage Tree Ordinance element by their next meeting. Fred said the subcommittee's goal was to have the street tree, the heritage tree, and tree protection during construction elements ready for the September Planning Advisory Board meeting.

**ZONING, DENSITY AND DIVERSITY**

Jim Sundberg said the focus of today's meeting was on the allocation of residential capacity in the different design districts within the City and within the Urban Growth Area (UGA). Larry Cort led the Board in the discussion about housing capacity and referred to a colored map showing the City and the Urban Growth Area. Larry identified several changes that had been made to the map. Larry said the map now showed that the Urban Growth Area was all placed in the Conservation Design District, except for the Talking Circle area. Larry said Talking Circle was considered an existing developed neighborhood. Larry identified another change in the Edgecliff large lot area. Larry identified the color distinction within the large lot infill area. Larry explained that the colors represented different drainage areas and would be treated differently. Robert Gilman added that large lot properties could have the opportunity for other uses and the opportunity to sell their development rights. Fred Geisler said he felt the City needed to protect the watershed and address the sloughing of the Edgecliff bluff through engineering studies.

The Board noted that there was existing development along Saratoga Rd and asked Larry Cort why these developed properties to the west of the City were not part of the City's Urban Growth Area.

Marianne Edain said she had a concern about the transfer of development rights. Marianne said the City needed to tie the transfer of development rights to conservation easements in order to prevent the destruction of habitat through clear cutting or other land alteration activities on land that had transferred off their development rights. Robert Gilman said that a restriction clause on what could or could not be done to the land had to be tied to the transfer of development rights.

Fred Evander identified two additional areas that had been changed on the map. Fred said that he adjusted the commercial area along Cascade from Fourth Street to Third Street and made another change in the neighborhood business district along Second Street and DeBruyn Avenue.

Larry Cort began the discussion on capacity. Using a table on the white board, Larry Cort recreated the matrix that was part of the Planning Advisory Board packet for the meeting. Larry opened the matrix exercise by creating a scenario of a development of ten homes at 1,000 square feet apiece on a five-acre parcel located within the Conservation Design District. Larry went through a mathematical exercise to identify the square footage that could be developed and the square footage of area that was set aside as open space. The Board discussed different lot and building size options. Fred Geisler said that they needed to define both the minimum and maximum building envelope/ developable area in the Conservation District. Larry Cort said that the larger the maximum lot size, the smaller the remaining open space. Larry moved the exercise discussion to transfer of development rights by asking the Board to explore the potential for transferring development rights in or out of the parcel. Fred Geisler gave the Board a handout referencing a five-acre parcel scenario that showed his calculations for square footage and percentage figures within the three village design districts. Fred also gave Board members a handout of a revised matrix that asked the Board to consider open space. The Board moved into a discussion about the number and the size of housing units, the style and location within a development and incentive ideas that would encourage developers to include an affordable housing component in their plans. Larry encouraged the Board to place some numbers in the matrix. The Board identified acceptable square footage and percentage ranges that Larry Cort entered into the matrix. The responses of the Board are in the matrix below.

	Traditional Village Design	Rural Village Design	Conservation Design
Floor Area per Acre	+/- 12,000 sq. ft.	6-8,000 sq. ft.	2,500 sq. ft.
Maximum Lot Size			
Floor Area Bonus Allowed?			
Transfer In Potential?			
Transfer Out Potential?			
% of Open Space	10%	45%	70%

The Board discussed potential uses that could be allowed within a designated open space. The topics in this discussion included parking lots, farm animals and gardens. Roger Gage said asked whether the keeping of farm animals were an appropriate use of open space. Jim Sundberg suggested limits be placed on the amount of open space that could be used for other uses. Julie Buktenica asked if the clearing of land for agricultural purposes would be considered open space preservation. The Board concluded that this issue was a topic worthy of additional discussion at a later date. Fred Geisler requested a revised matrix with a new bottom row including percentage of open space.

#### **AUDIENCE INPUT ON NON-AGENDA ITEMS**

There was no additional audience input on non-agenda items.

#### **ADJOURN**

The meeting adjourned at 6:15pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for September 9, 2009 at 4:00. Mary Jo McArdle recorded the minutes of the meeting.