



112 Second Street  
P.O. Box 366  
Langley, WA 98260  
(360) 221-4246

# City of Langley

PAUL SAMUELSON  
Mayor

Fax (360) 221-4265

## AGENDA

### CITY OF LANGLEY PLANNING ADVISORY BOARD

Wednesday, December 9, 2009

**\*\* 4:00 pm\*\***

**LANGLEY CITY HALL  
112 Second Street  
Langley, WA 98260**

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1. Call to Order and Roll Call
  2. Approval of Minutes – November 18, 2009
  3. **PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS** – Updates on recent planning activities, the progress on prioritized work items for 2008-9 code amendments, and recent developments on pending quasi-judicial actions.
  4. **ZONING CODE UPDATE** – The Board will continue work on re-crafting the Langley development regulations to respect important components of Langley's natural, cultural and built character and the adopted goals and policies in the Comprehensive Plan. At this meeting, the Board will review a working draft of that section of the Langley Development Code that governs subdivision design.
  5. **AUDIENCE INPUT**
  6. **STATUS OF DECEMBER 23, 2009 MEETING**
  7. **ADJOURN**

*Next Regular Meeting: December 23, 2009 or January 13, 2010, 4:00 pm*

**MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD  
November 18, 2009**

Jim Sundberg opened the meeting at 4:07 pm.

**ATTENDANCE**

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

**APPROVAL OF MINUTES**

The Board amended the October 28, 2009 minutes. The Board changed the wording of the last paragraph under Zoning, Density and Diversity to read as follows: "Robert Gilman gave the Board a handout showing how land use budgets could work in the new code. Robert said that he had pulled the 'existing' development information from the Geographical Information System (GIS) and that the planned total was calculated using the historical rate of growth for the city. The information was provided using three different methods; the number of buildings; the total square footage of buildings; and by the total acreage of various use categories." The Board also amended the November 4, 2009 minutes, removing the word 'of' from the last sentence of the first paragraph under Zoning, Density and Diversity. Roger Gage moved to approve the amended minutes of October 28<sup>th</sup> and November 4<sup>th</sup>. Melanie Shafaat seconded the motion. Both of the amended minutes were approved unanimously.

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

Larry Cort updated the Board on the Parks & Open Space Commission. Larry said the public hearing on the Parks Open Space and Trails Element of the Comprehensive Plan was scheduled for November 23<sup>rd</sup> at 2:30 in the City Hall Council Chambers.

Larry updated the Board on the moratorium. Larry said the City Council had a discussion on the moratorium, at their November 16<sup>th</sup> meeting. Larry said the City Council asked the staff to bring the draft ordinance to the December 7<sup>th</sup> Council meeting. Larry said the Council expressed interest in extending the moratorium to March 2010.

Larry gave the Board a handout on Code Rewrite and Moratorium Priorities and asked the Board to read it and bring any questions to the next meeting. Larry gave an overview of timeline for the remaining work by staff. Larry said staff was committed to have a first draft ordinance ready for the December 9<sup>th</sup> Planning Advisory Board meeting. Larry added that staff still needed to work on specific neighborhood designs, but that the work would be postponed to 2010. Larry said the next steps were public outreach in the form of individual meetings and public meetings to take comments and to answer questions, and to provide informational sheets about the changes. Larry said that these would likely occur in December or January. Larry said the formal public hearing on the draft code amendments was likely to take place in early February, and the Planning Advisory Board would make their recommendation to the City Council toward the end of February.

Jim Sundberg acknowledged the letter the Board received from Tom Marek and A.T. Birmingham Young, owners of property located on Third Street across the street from the Flowering Plum building. Jim said the Board would consider their request to have their property designated as Neighborhood Business.

## **ZONING, DENSITY AND DIVERSITY**

The Board went through each section of the amended Title 16 and made minor spelling, grammatical and wording changes for clarification. The Board decided to begin the discussion of Section 16C.040.050, Transferable Development Rights at their next meeting. The Board acknowledged that this section was difficult to understand that that the condensed four-page version was easier to understand. Larry Cort said the discussion at the next meeting would be about the numbers. Larry gave the Board two handouts from Robert Gilman. One of the handouts was on the names of the different neighborhoods and the other provided numbers for purposes of the land use budget.

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

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

## **ADJOURN**

The meeting adjourned at 6:08pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for December 9, 2009 at 4:00.