

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
May 27, 2009**

Jim Sundberg opened the meeting at 4:07 pm.

ATTENDANCE

Members Present: Jim Sundberg, Fred Geisler, Julie Buktenica, Roger Gage and Melanie Shafaat
Members Absent: Craig Moore (alternate)
Staff Present: Fred Evander, Larry Cort and Mary Jo McArdle
City Council Present: Robert Gilman
Audience: Mike Hearl

APPROVAL OF MINUTES

Several corrections were made to the May 13th minutes that included the correct spelling of Roger Gage's name; adding Larry Cort to the staff that were present; and adding Robert Gilman's name as City Council representative. Roger moved to approve the minutes of May 13, 2009 as corrected. Jim Sundberg seconded. The minutes passed unanimously.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Larry Cort updated the Board on the status of current projects. Larry Cort said that staff was going to recommend that the moratorium be extended for another six months to the City Council at their June 1st meeting, Larry said that the work was nearing completion and he was confident that 90% of the work would be done within that additional time to lift the moratorium.

Larry Cort updated the Board on the Langley Passage application. Larry said that today was the last day for environmental comments and that the City had received two appeals. Larry said that staff needed to have time to prepare a staff report for the project and respond to the appeal concerns. Melanie Shafaat asked Larry about the timeline for responding to the appeal. Larry said that the state gives the City 120 days to render a decision and added that during that time staff needed to show good faith in the work towards reaching a decision. Larry said the Planning Advisory Board would probably get the staff's decision in July. Larry identified the appellants as Langley Critical Areas Alliance and the Whidbey Environmental Action network.

Larry Cort said the Board would receive some formal land use training on quasi-judicial issues prior to the Langley Passage appeal and subdivision public hearing. Larry mentioned several possible dates for that training and added that he would follow up on dates and times with the Board in the next several days. Robert Gilman said that he had a DVD from an earlier training that he would be happy to share with the Board. Robert said that the DVD covered a number of legal issues, about planning. Robert said that viewing the DVD would help prepare them for their upcoming training.

Fred Geisler updated the Board on the Heritage Tree Committee work. Fred said that the group was making good progress on completing their goals.

Fred Evander updated the Board on the Parks & Open Space Open House on Thursday, May 28th at St. Hubert Catholic Church. Fred said that there would be a number of displays that represented the work done by the Parks & Open Space Committee over the past nine months.

ZONING, DENSITY AND DIVERSITY

Larry Cort revisited the work done on the subdivision code and presented Board members with an outline that provided a brief overview of the elements of the Langley Code including neighborhood design, density and diversity. Larry went through the outline point by point.

Starting with in-fill neighborhoods, Larry said that the downtown represented an example of the Village Center Design; that the area around the Living Green building represented the Mixed Use Design; that the Edgecliff area along with its prevailing environmental issues represented the Large Lot Design. Julie Buktenica asked for clarification on the Edgecliff Large Lot Design. Robert Gilman responded stating that it meant not increasing the density from what it was now. Larry Cort added that there was an opportunity for the Board to develop specific design guidelines for each of the design areas to address specific situations.

Larry moved the discussion on to emerging neighborhoods and stated that a lot of work had already been done in this area with the identification of the three Village Designs. He said that the Traditional Village Design mirrored historic Langley; that the Rural Village Design featured areas of development and open space; and the Conservation Design District leaned heavily on clustering and light on intensity. Larry said the Board could create additional design standards specific to each of the Village Designs to address unique situations.

Larry Cort proceeded to neighborhood diversity. He said that the Board should look at Special Uses (or Conditional Uses under Langley's current code) and identify what special uses would be appropriate and in what neighborhoods.

Larry Cort gave the Board a handout with an example for using floor area to allocate use rights in emerging neighborhoods. The Board discussed the document. Fred Geisler said that the Board needed to figure out how much open space would be required in each Neighborhood Character District (NCD) and emphasized that the numbers needed to be in place. Mike Hearl asked Larry if the Floor Area Allocation included different floor levels. Larry responded that it did. Robert Gilman added that it would be figured the same as the Island County Assessor. Fred Geisler expressed his concerns about encouraging young families moving to Langley and possible incentive ideas to enhance opportunities for young families. The board discussed possible public benefit incentives that might be made available, such as affordable housing, off-site improvement or "green" development. Robert Gilman responded by saying that Langley needed to provide jobs that would encourage age and economic diversity. Robert added that his approach in terms of numbers would be an allocation of the same amount of square footage per acre for everyone. The Board discussed possible public benefit incentives that might be made available such as affordable housing, off-site improvement or "green" development.

Jim Sundberg asked Larry Cort about the next steps. Larry encouraged the board to play with the numbers. He said that there a baseline amount of square footage per acre was needed. Fred Geisler said that they needed to look at each design district first before they looked at floor area allocation by district and/or transfer of floor area allocation from parcel to parcel. Robert said that a way to look at the numbers of the city as a whole is to know what additional square footage they were looking at and then to divide that into the total square footage of available land area. Larry suggested that perhaps it was time to bring back the map and the numbers.

AUDIENCE INPUT ON NON-AGENDA ITEMS

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 will be June 9, 2009 at 4:00. Mary Jo McArdle recorded the minutes of the meeting.