

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
June 10, 2009**

Fred's corrections sent back to Fred 6-17-09

Fred Geisler opened the meeting at 4:10 pm.

ATTENDANCE

Members Present: Fred Geisler, Julie Buktenica, Roger Gage, Melanie Shafaat and Jim Sundberg arrived at 5:10 pm
Members Absent: None
Staff Present: Fred Evander, Larry Cort and Mary Jo McArdle
City Council Present: Robert Gilman

Larry Cort introduced G. Raymond McCullough as a new alternate Planning Advisory Board member to replace Craig Moore.

APPROVAL OF MINUTES

Approval of the May 27th minutes were tabled until the June 24, 2009 PAB meeting.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Larry Cort told the Board that a special joint meeting with the City Council had been scheduled for next Monday, June 15th to meet with the City Attorney for training on quasi-judicial hearing and appearance of fairness issues.

Fred Geisler said that the Heritage Tree subcommittee was progressing in their work and that he had no new information to share at this time.

Larry Cort said that Ron Kasprisin would be joining this meeting later on to discuss the concept designs that he had developed for the Wharf Street Overlay District

Fred Geisler asked about forming a subcommittee to study development incentives for super green homes. Larry said a committee could be created after the code work is done; that the PAB was currently on a pretty tight time frame with existing work.

ZONING, DENSITY AND DIVERSITY

Larry Cort led the discussion on re-crafting the Langley development regulations. The focus of Larry's discussion was on the numbers. Larry said historically numbers have been based on the number of units per acre. Moving forward, Larry said that the regulations would be looking at the floor area square footage of the units per acre. Larry said that the critical piece of the process was to establish what was the total number of square feet of floor area in order to address the established four baseline principals, sustainability, connectivity, diversity and context. Larry provided an example of the square footage concept on the white board. Fred Geisler said that the PAB needed to know the number of square footage of building envelope that would be allowed in each of the new zones.

The Board discussed whether the City should identify a number for square footage for the whole City or square footages for building envelopes in the Neighborhood Character Districts. The Board also discussed how a diversity of housing types could emerge from the square footage allocation.

WHARF STREET OVERLAY DISTRICT

Larry Cort introduced the draft Wharf Street Overlay District language referred to the PAB by the City Council for review. Larry presented two maps of Ron Kasprisin's concept work showing what future development along Wharf Street might look like. The Board discussed the information with both staff and the Wharf Street property owners that were in attendance.

The Board recognized the Wharf Street property owners desire for a quick review and response from them. The Board also recognized that their work on Langley's development regulations was on a fast track. Fred Geisler asked Larry Cort how the Board should prioritize these two tasks. Larry Cort said that both tasks were essentially a top priority. The Board discussed setting a specific amount of time in their next meeting to devote to the Wharf Street Overlay District work and set a goal to be ready to have the public meeting for the Wharf Street Overlay District, at their July 8, 2009 meeting.

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 24, 2009 at 4:00. Mary Jo McArdle recorded the minutes of the meeting.