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City of Langley

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AGENDA

CITY OF LANGLEY PLANNING ADVISORY BOARD

Wednesday, January 13, 2010
** 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 – December 23, 2009
 3. **PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS** – Updates on recent planning activities, the progress on prioritized work items for 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 staff draft of potential amendments to the zoning code that would be necessary for consistency with the draft subdivision code amendments.
 5. **AUDIENCE INPUT**
 6. **ADJOURN**

Next Regular Meeting: January 27, 2010, 4:00 pm

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
December 23, 2009**

Jim Sundberg opened the meeting at 3:10 pm.

ATTENDANCE

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

APPROVAL OF MINUTES

Fred Geisler moved to approve the minutes of the December 9, 2009 meeting. Melanie Shafaat seconded. The minutes were approved unanimously.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Larry Cort said that he had nothing to report on quasi-judicial actions and asked Jim Sundberg to report on the City Council meeting of December 21, 2009. Jim said that he and Fred Geisler had attended the meeting, and he explained that the Council was interested in the progress of the Planning Advisory Board. Jim said that the Council had some concerns over the fact that they had not seen any of the work at this point, and he said that the Board should attempt to better communicate with the Council. Jim said that the PAB should attend a Council workshop on January 4th, 2010, to begin informing the Council of changes to the code work. Jim added that he did not think that small area planning was an either/ or decision, but rather a both/ and decision, and he said that accomplishing small area plans was a question of timing and resources.

Fred Geisler added that the process of making regulations was complicated and the Board needed to go the extra nine yards to communicate with the Council. Fred said that the code was not a simple thing to grasp and the PAB needed to provide Council members with some sort of confidence in the work. Fred said that the PAB should send the subdivision code and the map to the council.

Melanie Shafaat questioned why communication broke down between staff, PAB and the Council. Melanie said that Mayor Samuelson had created a system where every board had a Council liaison to improve communication and she questioned if the work of the Board was so complex that the Board needed additional liaisons/ communication methods.

Marianne Edain said that the Board could provide a succinct report to the Council during every meeting.

Melanie Shafaat asked that staff provide an email reminder about the January 4th City Council Workshop.

PUBLIC HEARING – WHARF STREET OVERLAY DISTRICT

The Board reviewed the draft Division of Land section for the Whole Langley Code, beginning at the Diversity section. Fred Geisler questioned if the Conservation Design area and the Sensitive Environment area should include non-residential uses. Larry explained that the non-residential uses would be governed by the non-residential uses elsewhere within the code. The Board continued through the Diversity Section and made a number of alterations, including changing Standard Two A.1 to three to four units and changing Standard Two B to read “which may include” instead of including. The Board also discussed appropriate ranges of proportions for housing types under Standard Two B.1. After an extended discussion, the Board decided that 0-40 percent

detached, 30-60 percent detached-small dwellings, and 30-60 percent semi-detached and attached units would be an appropriate range of proportions. The Board also discussed Standard Two B.2 and decided that only subdivisions that were larger than 20 units should be included within the section, because it was difficult to ensure that a smaller number of units would not be segregated. Larry Cort agreed to make these changes.

The Board continued throughout the document, identifying a number of areas of typographical errors and places for clarification. Staff agreed to make the changes identified by the Board within the document.

Fred Geisler moved that the PAB pass a revised draft of the amended subdivision code to the City Council and that planning staff forward a copy of the new existing zoning map with the subdivision code for Council consideration. Melanie Shafaat seconded. The recommendation to show a draft of the subdivision ordinance to the City Council was passed unanimously.

ADJOURN

Melanie Shafaat moved to adjourn the meeting. Fred Geisler seconded. The meeting adjourned at 5:00 pm.

The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for January 13, 2010 at 4:00. Fred Evander recorded the minutes of the meeting.