

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
May 14, 2008**

Vice-chair Roger Gage opened the meeting at 4:01 pm.

ATTENDANCE

Members Present: Roger Gage, Jim Sundberg, Julie Buktenica, Melanie Shafaat, and Fred Geisler (at 4:40 pm)

Members Absent: Craig Moore

Staff Present: Fred Evander, Larry Cort, Mary Jo McArdle

APPROVAL OF MINUTES

Jim Sundberg moved to approve the minutes of the April 23, 2008 meeting. Roger Gage seconded. The minutes passed unanimously.

CHAIR RECOMMENDATIONS

Recommendations for Chair were deferred to the next meeting because all Board members were not present.

PROJECT STATUS REPORT

Larry Cort updated the Board about upcoming discussions between waterfront property owners and the City of Langley staff. Larry said that a meeting with Wharf Street property owners was scheduled for May 22nd and a meeting with First Street property owners was scheduled for May 29th. Larry said that the City sought to finish these discussions by August.

Larry Cort provided a progress report on 2008 planning work items. Larry said that the first four land use policy initiatives were Innovative Tools, Sub-area Plan Procedures, an update of the Capital Facilities Plan, and the Fair Overlay Zone. Larry provided the following information about these initiatives:

- Innovative Tools & Sub-area Plan Procedures: Larry said that individuals on this team (or these teams, if two distinct groups) would include Robert Gilman, Fred Evander, Larry Cort and 2 PAB Board volunteers. Melanie Shafaat asked Robert Gilman about the time constraints for Board volunteers. Robert said that scheduling was flexible and that both day and night meetings would be scheduled. Robert said that planning for these initiatives would occur over the next four months.
- Fair (ground) Overlay Zone: Larry Cort said that the PAB would work on the Fair Overlay Zone. Larry provided a handout from the Island County Fairgrounds Board stating their desires for the area and explained that the PAB should use this information as a starting point for discussion. Larry said that the goal of the PAB's effort was to come up with a list of options to present to the City Council. Robert Gilman said that the Council had a flexible 3-month timeline for this task.
- Update Capital Facilities Plan: Larry explained the Capital Facilities Plan and said that the Mayor, City Council, and Department Heads would make up this team.

BUILDING A NEW DEVELOPMENT CODE FROM THE GROUND UP

Fred Evander presented a Power Point about “reading” Langley’s landscape. The presentation identified patterns within the City and suggested ways to protect these elements by creating potential form-based strategies as part of Langley’s Development Code. Fred, Larry, the Board, and the audience suggested a number of patterns within the City and Fred presented ideas to implement these strategies through elements such as the utilization of stepped back building design, the encouragement of parking at the rear or side of buildings, and the promotion of secret passageways (i.e. pedestrian alleys) throughout the City.

AUDIENCE INPUT ON NON-AGENDA ITEMS

There was no audience input on non-agenda items.

ADJOURN

Melanie Shaffat motioned to adjourn. Jim Sundberg seconded the motion.

The meeting was adjourned at 5:47 pm. Draft minutes were compiled by Mary Jo McArdle. The next meeting will occur on May 28, 2008 at 5:30 pm.