

**City of Langley
Planning Advisory Board
Draft 5.28.08 Minutes**

Members Present: Melanie Shafaat, Roger Gage, Jim Sundberg, Craig Moore

Members Absent: Fred Geisler, Julie Buktenica

Staff Present: Fred Evander, Larry Cort

Location: Langley City Hall

Vice-chair Roger Gage called the meeting to order at 5:37.

APPROVAL OF MINUTES

Melanie Shafaat said that her name was misspelled in the 5.14.08 minutes. Melanie Shafaat moved to approve the minutes of the 5.14.08 meeting with that change. Jim Sundberg seconded. The minutes were approved unanimously.

CHAIR RECOMMENDATIONS

Roger Gage said that all the members were not present to vote for a new Chair. Roger said that, nevertheless, he felt the Board should recommend a chair to the Mayor. Melanie questioned the consequences of not choosing a Chair. Jim Sundberg said that the Mayor wanted a good discussion about potential Chair-people. Roger said that the Chair would have additional responsibilities beyond the PAB. Larry Cort said that the Chair of the PAB would be one of the four Policy Process Coordinators and he suggested that Roger could act as a Policy Process Coordinator on an interim basis. The Board agreed with Roger serving on an interim basis, but said that the Board should chose a new Chair at its next meeting.

PROJECT STATUS REPORT

Larry Cort said that the City had started meeting with waterfront property owners. Larry said that the City met with Wharf Street property owners on May 22nd and said that it would meet with 1st Street property owners on May 29th.

FAIRGROUNDS OVERLAY ZONE

Larry Cort introduced Dan Ollis and provided an overview about the Fairgrounds Overlay Zone. Larry said that the City received a request from the County to reconsider the zoning of the Fairgrounds as part of the Comprehensive Plan update. Larry explained that the City had to include the overlay classification in the Comprehensive Plan before it could write zoning regulations for the area.

Dan Ollis said that the Fair Board wanted the overlay zone to allow a variety of the activities that the Fair currently conducted. Ollis also said that the Board sought some additional activities to assist the economic viability of the Fair. Dan Ollis said that the fair had stored boats and had antique shows to receive additional revenue and he explained that these uses were probably not allowed under the existing zoning.

Larry Cort explained the existing Public Use zoning for the site. Larry said that the allowed uses in the zone were an important part of the code, but he also explained that standards associated with the uses would be equally, if not more, important. Larry explained that standards regulate how the use happens

and could be geographical, associated with noise, or frequency. Robert Gilman said that standards dealt in large part with avoiding impacts. Robert explained that a wide variety of activities could occur at the fairgrounds and he said that some activities would have more impact than others.

Melanie questioned the frequency of events that would make the fairgrounds solvent. Dan Ollis said that the Fairgrounds broke even at present, so long as the County covered capital improvements.

Melanie questioned the process and the goals the PAB sought to achieve. Larry said that the PAB would determine the allowable uses and standards for the fairgrounds. Larry said that the PAB should study the uses and decide: if the use was acceptable for Langley; and the conditions under which the use would be acceptable.

The Board discussed potential uses and standards and articulated the following key overriding issues: parking; noise and size limits; time (or time of day) limitations; sanitation; bathroom facilities; public health; limitations on open fires; emergency services; policing; surrounding uses; odor; commercial versus non-profit events; frequency; and the geography of the attraction.

AUDIENCE COMMENTS

No member of the audience had any input about non-agenda items.

ADDITIONAL COMMENTS

Jim Sundberg said that it was important for the City to plan walkways, bikeways, and road improvements together. Jim said that he was worried that a consideration of bicycles was not included in the improvements to Camano Avenue. Larry Cort said that standards for all transportation modes were a high priority.

ADJOURN

Melanie Shafaat moved to adjourn. Craig Moore seconded. The motion was approved unanimously.

The meeting was adjourned at 7:03. The meeting was held at Langley City Hall. The next regular PAB is scheduled for June 11, 2008 at 4:00 pm. Minutes were compiled by Fred Evander.