

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
July 23, 2008**

Chair Jim Sundberg opened the meeting at 5:31 pm.

ATTENDANCE

Members Present: Roger Gage, Jim Sundberg, Julie Buktenica, and Melanie Shafaat
Members Absent: Fred Geisler and Craig Moore (alternate)
Staff Present: Fred Evander, Larry Cort and Mary Jo McArdle
Others Present: Dan Ollis, Island County Fair Board

APPROVAL OF MINUTES

Melanie Shafaat moved to approve the minutes for the July 9, 2008 meeting. Julie Buktenica seconded. The minutes passed unanimously.

PROJECT STATUS REPORT

Larry Cort updated the Board on meetings with the waterfront property owners. Larry said that the talks had produced some interesting ideas and he said that the groups have narrowed the potential alternatives down to two or three options.

Larry said that the City received an application for an expansion to the Whidbey Island Center for the Arts. Larry briefly explained the project and said that the project would require SEPA and Zoning Compliance Review, but that the proposal would not come before the Planning Advisory Board.

Larry updated the Board on the fire-station/park and ride tree issue. Larry stated that the tree mitigation plan had moved along swiftly and responsibly, and he explained that immediate first aid had occurred for the damaged trees. Larry further explained that long-term remediation steps will be in place. Larry said that he completed a 'to do' list for the applicant, which included a tree valuation for the big tree and a 5-year bond for the value of that tree. Larry said that the arborist felt that the other damaged trees looked okay for the long term and that no bonds were necessary.

Melanie Shafaat asked Larry about the sequencing of projects and questioned if further clarification about the process for processing permit applications had been achieved. Larry said the City was actively working on clarification of the permit process and said that a decision making matrix was being developed.

FAIRGROUNDS OVERLAY ZONE

Larry Cort provided copies of the draft Fairgrounds Overlay Zone Ordinance to the Board. The Board discussed the ordinance section by section. Dan Ollis of the Island County Fair Board had several questions for the Board. Dan said that he wanted additional clarification in the language to avoid an unclear intent that could be misinterpreted future PAB members, Fair Board members and City staff.

The board discussed camping in Section 18.040 Principal Uses. Dan said that the Fair Board felt that camping was an existing use prior to the fairgrounds being annexed into the City and, as a result, was a 'grandfathered' use. Larry said that the use was a Conditional Use in the City's Public Use Zone and he said that a Conditional Use Permit would be required if the fairgrounds camping area were ever expanded.

Dan requested clarification on Section 18.050(2) Conditional Uses. Dan questioned the distinction between commercial sales and trade and consumer shows (one required a CUP the other was an allowed use outright). The board decided to move both #1 and #2 from Section 18.050 into Section 18.040 and add conditions stating these uses were limited to 5 events per year with a maximum 3-day per event time limitation.

The board also questioned what constituted a circus under Supplemental Uses Section 18.060(3) Circus Uses. Roger Gage suggested changing the language to allow a maximum of three events per calendar year and increasing the number of days per event from two to three days. Mary Jo suggested clarifying what was meant by circus through the addition of the word 'large animal' or some other condition. The board decided to add language that clarified a circus to the definition section. Larry said that he would work on a definition that would include both what a circus was and what it was not. Larry said that if the proposed event didn't meet the definition of circus then the event would then fall under 'animal events' or 'special events'.

Larry Cort added that supplemental language was also needed regarding appropriate uses for certain buildings factoring in the Building and Fire Life & Safety Codes.

Jim Sundberg suggested that a Conditional Use permit should be required for an event that needs parking beyond the fairgrounds.

SUBAREA PLANNING

Larry Cort presented a Power Point discussing the process for Subarea Planning. Larry said that Langley had a number of distinct neighborhoods based on development patterns, geography, drainage and utility issues, and he said that future plans needed to be developed in the context of these areas. Larry said that the steps for developing subareas would include analyzing baseline information, the City's land use needs and deficiencies (i.e. multi-family housing), population expectations, and the future needs of the community. Larry said that the community would have an opportunity to be involved in this process through community workshops, once these needs and trends had been identified.

Eric Levine asked Larry about renegotiating the population projections with Island County and perhaps reducing the Urban Growth Area (UGA). Larry Cort stated that the City would plan based on an appropriate population projection, but said that renegotiation of our official projection was not a priority in the short-term.

AUDIENCE INPUT ON NON-AGENDA ITEMS

There was no audience input on non-agenda items.

ADJOURN

Roger Gage moved that the meeting adjourn. Melanie Shafaat seconded the motion. The motion was approved unanimously. The meeting was adjourned at 7:30pm.

The meeting was held at Langley City Hall. The next regular Planning Advisory Board meeting is scheduled for August 13, 2008 at 4:00pm. Minutes were compiled by Mary Jo McArdle.

Attachment: Updated Fairgrounds Overlay District Section 18

Cc: Dan Ollis via e-mail at coffee@whidbey.com (final only)