

**MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD  
August 13, 2008**

Chair Jim Sundberg opened the meeting at 4:06 pm.

**ATTENDANCE**

Members Present: Jim Sundberg, Melanie Shafaat, Craig Moore and Fred Geisler  
Members Absent: Roger Gage, Julie Buktenica  
Staff Present: Fred Evander, Larry Cort and Mary Jo McArdle

**APPROVAL OF MINUTES**

Melanie Shafaat moved to approve the July 23, 2008 meeting with the addition of Eric Levine's comments as addressed by Larry Cort. The following is added to the Subarea Planning comments: "It is desirable to address land use geography, intensity and density at a city-wide level at a public workshop before we formally begin the subarea planning. Apart from our existing village footprint, this part of discussion will assume a blank slate." Fred Geisler seconded. The minutes as amended, passed unanimously.

**PROJECT STATUS REPORT**

The Board requested that this agenda item be henceforth called "Project Status Report and Comments".

Larry Cort updated the Board on the meetings with waterfront property owners. Larry said that the meetings with both the Wharf Street and the 1st Street owners were going well and he said that both groups were still working on design issues. Larry said that the next meeting with 1<sup>st</sup> Street owners would focus on those properties between Anthes Avenue and Boy and Dog Park.

Larry said that Robert Gilman was working on a Development Credits proposal that he would present at City Council meeting next week. Larry also said that next week's City Council meeting would feature a presentation by Bob Waterman on the history of Langley.

Jim Sundberg asked about the follow up process between the City and the contractor of the Fire Station/Park and Ride Lot. Larry said that the City had followed up on the project.

**FAIRGROUNDS OVERLAY ZONE**

City staff and the Planning Advisory Board reviewed and discussed the second draft of the Fairgrounds Overlay Zone Ordinance. Larry Cort indicated that Dan Ollis and the Fair Board were fine with the draft. Minor revisions were suggested that Larry Cort said he would incorporate into the Ordinance language. The Board's consented to move ahead with the draft with the minor changes. Larry said that, in about 30 days, the Ordinance would return to the board for a public hearing and then the recommendation would be forwarded to the City Council.

**NEW PROJECTS**

Jim Sundberg updated the Board on the recommendations of the Policy Process Coordinators, a group consisting of Debbie Mahler, Larry Cort, Jim Sundberg and Robert Gilman. Jim said that the coordinators identified four items that were taken to the City Council and assigned at their last meeting. The four initiatives were:

1. The Parks and Open Space Plan, which was assigned to the new Parks and Open Space Commission;
2. Revisions to the Subdivision Ordinance, which was assigned to the Planning Advisory Board;
3. The Heritage Tree Ordinance, assigned to a yet to be determined sub-committee of the Planning Advisory Board and citizens; and
4. A Population and Demographic Projection, assigned to staff and the Planning Advisory Board.

Fred Evander presented a brief slide show on subdivisions past and present as a background for the Planning Advisory Board's revisions to the Subdivision Ordinance. Fred explained the strengths inherent in different eras of subdivision design, stressed that the current design standards for subdivisions were unclear, and said that several of the strengths of the Historic Plat of Langley were not covered within the City's current subdivision standards. Fred provided the Board with a copy of Portland's Subdivision Ordinance and said that the Board should examine it and return to the next meeting with ideas worth considering for Langley's new Subdivision Ordinance.

#### **AUDIENCE INPUT ON NON-AGENDA ITEMS**

Rhonda Salerno raised concerns about groundwater protection and said that water needed to be considered in all City decisions. Rhonda said that water protection should be part of any new Subdivision Ordinance and considered as part of any future paving projects. Rhonda said that serious study needed to be done on permeable/impermeable surface materials and what the City could do to recharge the town's sole-source aquifer.

Rhonda also questioned how the City would prevent impervious surface areas from changing the character of Langley. Rhonda said that widening Wharf Street concerned her and she questioned the necessity of going from 12 to 24 foot roadway width. Larry Cort responded that the actual proposed increase in roadway width was between 2 and 4 feet and he said that the change would only affect the upper part of the roadway. Rhonda asked that the City re-examine Dan Burden's report as it relates to roadway widths.

Rhonda Salerno asked the Board if the trees damaged at Noble Woods were ever addressed. Larry Cort responded that the City was working on the enforcement issue now and was committed to fixing the problem.

#### **ADJOURN**

Melanie Shafaat moved to adjourn the meeting. Fred Geisler seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 6:01 pm. The meeting was held at Langley City Hall. The next regular Planning Advisory Board meeting is scheduled for August 27, 2008 at 5:30pm. Minutes were compiled by Mary Jo McArdle.