

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
August 27, 2008**

Chair Jim Sundberg opened the meeting at 5:41 pm.

ATTENDANCE

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

APPROVAL OF MINUTES

Melanie Shafaat moved to approve the August 13, 2008 meeting. Jim Sundberg seconded. The minutes passed unanimously.

PROJECT STATUS REPORT, COMMENTS & QUESTIONS

Larry Cort updated the Board on recent City Council items including a presentation given by Robert Gillman on the Transfer of Development Credits program. Larry noted the change in Council meeting days from Wednesdays to Mondays (with the exception of the September 1st meeting, which would be held on Tuesday, September 2nd). Larry said that, at the next meeting, the City Council would be discussing demographics.

Larry also updated the Board on meetings with waterfront property owners. Larry said that the Wharf Street property owners would present their consensus on options to the City Council at the September 15th meeting. At that time, Larry said that the owners would request that the Council provide direction to staff on the design solutions. Larry said that staff would then begin to write code for the Council's preference. Larry said that the staff will meet September 28th with the First Street property owners.

There were no new quasi-judicial items to discuss.

SUBDIVISION CODE AMENDMENTS

Larry Cort provided the Board with copies of portions of RCW 58.17 and went over the basic concepts for short subdivisions (4 lots or fewer), subdivisions (5 lots or more), Binding Site Plans (used in condominium or developments like the Third Street Cottages), and Boundary Line Adjustments (shifting existing lot lines between properties without creating new lots).

Larry also presented four goals for new developments articulated in the Langley Comprehensive Plan. These goals were:

Diverse – Does the development support diversity in population, economics, cultures, ages, land use densities, architectural styles, etc?

Sustainable – Does the development promote sustainability locally as well as globally, through small scale buildings instead of large scale, low impact development, energy conservation, narrow instead of wide streets, preserved open space, the economic provision of infrastructure and services, public safety, and through streets and alleys instead of dead end streets?

Connected – Does the development support neighbor to neighbor contact through placement of doors, porches visible to the street, alleys, pedestrian friendly streets, parks, and connectedness to the larger community?

Context Sensitive – Does the development feel like its part of the community, the groundwater recharge system, the natural features of the landscape, the architectural aspects of surrounding structures, and in relation to the Langley community as a whole?

Larry Cort led the Board through an exercise utilizing these four elements to compare the historic plat of Langley and newer subdivisions of Woodside and The Cedars. Larry told the Board to use the same process to evaluate the Northview and Melsen Addition neighborhoods. Larry told the Board to be prepared to discuss their findings at the next PAB meeting.

HERITAGE TREE PROTECTION

Jim Sundberg updated the Board on the progress of forming a PAB subcommittee to develop a Heritage Tree Ordinance. Jim said that Fred Geisler was interested in being on the subcommittee and Roger Gage also volunteered, so long as Jim Sundberg got the subcommittee going. Fred Evander said that Cathy Waymire-Rooks, a member of the Design Review Board, voiced interest in being on the subcommittee if she did not have a time conflict. Fred said that Cathy was on the original Heritage Tree committee and said that she had a lot of background information to contribute to the effort. Jim Sundberg said that he would like to fill the remaining two positions with a forester, arborist and/or biologist. Jim stated that he anticipated starting the work as soon as possible and having a report ready within six to eight weeks.

AUDIENCE INPUT ON NON-AGENDA ITEMS

There was no audience input on non-agenda items

ADJOURN

Roger Gage moved to adjourn the meeting. Melanie Shafaat seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 7:37 pm. The meeting was held at Langley City Hall. The next regular Planning Advisory Board meeting is scheduled for Wednesday September 10th at 4:00 pm. Minutes were taken by Mary Jo McArdle.