

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
September 10, 2008**

Chair Jim Sundberg opened the meeting at 4:09 pm.

ATTENDANCE

Members Present: Jim Sundberg, Julie Buktenica, Melanie Shafaat, Fred Geisler, and
Roger Gage

Members Absent: Craig Moore

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

APPROVAL OF MINUTES

Roger Gage moved to approve the minutes of the August 27, 2008 meeting. Melanie Shafaat seconded. The minutes passed unanimously.

PROJECT STATUS REPORT/ BOARD COMMENTS & QUESTIONS

Larry Cort updated the Board on waterfront property owners' meetings. Larry said that the Wharf Street property owners were virtually complete with their work and he explained that the group was tentatively scheduled to present to the City Council at the October 6th meeting. Larry said that the presentation would include the original PAB comments and the property owners' recommendations, and he said that staff would seek Council direction on future action. Larry said that there was one more meeting with the 1st Street property owners and he explained that the City hoped to present options for 1st Street to the City Council at their October 20th meeting.

Larry Cort passed out a sheet on housing and demographic data presented to the City Council on Monday September 8. Larry said that the population and housing information presented on the sheet was a baseline for planning over the next 20 years, and he explained that the data was not a population projection. Larry said that the handout did not look at density, housing style, or geography and he explained that these components would be explored and developed through a public meeting in late September.

Larry Cort also provided an update for the Board on recent applications. Larry said that there were no new developments with Langley Passage; the Whidbey Island Center for the Arts expansion was ongoing; the Boatyard Inn Addition was ongoing; and that staff received a pre-application from Good Cheer to expand their building. During this discussion, Fred Geisler requested that the staff look at a code amendment authorizing a sunset date for projects that languish over extended periods of time. Larry Cort said that State regulations limit what individual jurisdictions could consider for time limits, but he said that the City could revise the code to include timelines on requested revisions to be submitted.

SUBDIVISION CODE AMENDMENTS

Larry Cort provided a brief recap of the last meeting and the homework assignment to look at two subdivisions in Langley (Northview and Melson's Addition). The Board examined how each subdivision contributed to the four elements (diversity, sustainability, connectedness, and context) previously identified as essential factors to incorporate into a new subdivision ordinance. Larry Cort lead the Board in identifying how each of the two subdivisions included (or did not include) each of these elements.

HERITAGE TREE PROTECTION

Jim Sundberg updated the Board on the status of the Heritage Tree Protection Ordinance. Fred Geisler said that he would chair the committee and that the group would consist of five individuals, including Cary Peterson, Sharon Heath, John Lee, and Cathy Waymire-Rooks. Fred said that the committee would meet on the 1st and 3rd Wednesdays at 4:00 pm in the City Hall.

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 6:01 pm. The meeting was held at Langley City Hall. The next regular Planning Advisory Board meeting is scheduled for Wednesday September 24th at 5:30 pm. Minutes were recorded by Mary Jo McArdle.