

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
September 24, 2008**

Chair Jim Sundberg opened the meeting at 5:37 pm.

ATTENDANCE

Members Present: Jim Sundberg, Julie Buktenica, and Roger Gage

Members Absent: Craig Moore, Melanie Shafaat and Fred Geisler

Staff Present: Larry Cort and Mary Jo McArdle

Also Attending: Robert Gilman, City Council

APPROVAL OF MINUTES

Roger Gage moved to approve the minutes of the September 10, 2008 meeting. Julie Buktenica seconded. The minutes passed unanimously.

PROJECT STATUS REPORT/ BOARD COMMENTS & QUESTIONS

Larry Cort updated the Board on waterfront property owners' meetings. Larry said that both groups are nearing their work completion. One additional meeting will be held with a small subset of the 1st Street group. The City still hopes to present options for Wharf Street to the City Council in October.

Larry Cort reported the City recently held a pre-application meeting with Good Cheer regarding their expansion proposal. They are in the fund raising phase of the project. Once that has been achieved they should be back in for permits. He added that no new applications have been received.

Larry Cort briefly recapped city staffs' ongoing work on code enforcement and the subdivision code amendments.

LANGLEY 2030 LAND USE WORKSHOP

Larry Cort introduced the Board to the public engagement exercise developed for use at the future land use workshop to be scheduled in early October. The exercise consists of a large City map and land areas located within the Urban Growth Area. The map shows existing platted land, critical or sensitive areas (steep slopes, streams and wetlands, open and forested areas). Participants will be asked to use color-coded dots to locate where they think different future land use development should go and to what density. Larry spoke about both the natural environment and the built environment stating the both elements will be considered in the exercise.

Roger Gage asked Larry about the capacity of the City's water system and if it has the capacity to actually develop the available land within the map area. Larry said yes. Robert Gilman, City Council member, added some geological information on the City's existing wells.

The Board provided suggestions for the community workshop. These included:

1. Show the existing sewer lines on the map.
2. Show the lots that are available for development, that are located within existing platted areas as well as the larger areas of potential developable lands within the Urban Growth Area.
3. Add the bus routes to the map. As part of the workshop exercise, have the participants draw the bus routes on the map as a first step. In this way they would become familiar with the map for the remaining part of the exercise.
4. Each table should have a leader who has an established set of ground rules for the exercise. This person should have group leadership skills and the ability to keep discussions on track and encourage cooperative and comfortable discussion atmosphere for the group.

Larry Cort said the City plans to advertise the workshop and ask interested participants to contact the City. The goal is to get a diverse group of citizen participants who will sit at tables of no more than 6 people. Each table will decide where appropriate development should go and what density that development should be. They will then place the appropriate colored dot on the map. Julie asked Larry how the table selection was going to be made and suggested that attendees let themselves choose their table. In this way a group of senior citizens or a group of young parents might sit together resulting in a group that is more comfortable speaking allowed to the rest at the table, about the things that are important to them.

HERITAGE TREE PROTECTION

Jim Sundberg updated the Board on the status of the Heritage Tree Protection initiative. Committee members have been selected and include Fred Geisler, Jim Sundberg, Cathy Waymire-Rooks, Cary Peterson and John Lee. Larry Cort will provide staff input and DNR forester Stacey Ray is providing initial guidance to the committee.

The committee will meet next Wednesday, October 1, 2008 at 4:00 pm at City Hall.

AUDIENCE INPUT ON NON-AGENDA ITEMS

There was no audience input on non-agenda items.

ADJOURN

Julie Buktenica moved to adjourn the meeting. Roger Gage seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 7:05 pm. The meeting was held at Langley City Hall. The next regular Planning Advisory Board meeting is scheduled for Wednesday, **October 8th at 4:00 pm.** Minutes were compiled by Mary Jo McArdle.