

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
October 22, 2008**

Chair Jim Sundberg opened the meeting at 5:40 pm.

ATTENDANCE

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

APPROVAL OF MINUTES

Melanie Shafaat moved to approve the minutes of the October 8, 2008 meeting. Fred Geisler seconded. The minutes passed unanimously.

PROJECT STATUS REPORT/ BOARD COMMENTS & QUESTIONS

Larry Cort updated the Board on the City Council's second meeting regarding the Wharf Street property owners' recommendations. Larry said that suggested code changes included a reduction in the steep slope, critical area setback in order to construct a retaining wall and access road at the toe of the slope. Larry said that an access road would require a land swap with an abutting property owner in order to create a looped roadway.

Larry Cort told the Board about the Mapping Langley 2030 public meeting. Larry said that approximately 43 citizens had signed up to participate.

Larry Cort updated the Board on the moratorium. Larry said that the moratorium was up for review in early December and said that discussions with the City Council were scheduled to begin at the November 3rd Council meeting.

Fred Geisler updated the Board on the tree subcommittee's work. Fred said that the subcommittee had discussed the purpose of a tree ordinance and had identified important elements for an ordinance by reviewing information from Tree City, USA and tree ordinances from other jurisdictions. Fred said that the next subcommittee meeting would discuss the focus of the tree ordinance.

Larry Cort told the Board that there were no new quasi-judicial actions. Larry said that the WICA application was nearing the completion of staff review and would be ready for issuance once the fees had been paid.

MAPPING LANGLEY 2030

Jim Sundberg opened the discussion for Mapping Langley 2030. Jim stated that the exercise was an opportunity for community input on future land use in Langley. Jim turned the discussion over to Larry Cort.

Larry Cort showed the Board the existing Future Land Use and Zoning maps. Larry explained that these maps lacked respect for local contexts in the City. Larry presented a colored map that would be used for Mapping Langley 2030 and explained the various features including the sewer treatment plan, critical areas, roads and various other locational features that would help to provide local context

Jim Sundberg suggested giving each area a name such as the Fossek Farm area. Melanie Shafaat suggested providing photographs of familiar features within each area to help individuals visualize the location.

Larry said that there would be six people at each table and he explained that the staff was trying to get a diverse group of participants. Larry ended the discussion by identifying how the Planning Advisory Board members would assist at the public meeting.

SUBDIVISION CODE AMENDMENTS

Larry Cort introduced the draft for Langley's subdivision code amendments.

The Board discussed each item of the "Purpose and Guiding Principles" section and suggested several alterations. Fred Geisler requested an item "O" supporting on-site wastewater alternatives (i.e. gray water systems) citing the amount of energy used by the City to pump wastewater to the treatment plant. Fred Geisler's proposed the language "On site biological treatment shall be considered an appropriate alternative to connection to the City sewage treatment plant."

Larry Cort said the next subdivision code amendments focus would be the section on Design Standards and Improvements. Fred Geisler said that he would like to see short plats brought under PAB review. Larry Cort said he believed that short plats had to be reviewed administratively, but said that he would look into the issue.

AUDIENCE INPUT ON NON-AGENDA ITEMS

There was no audience input on non-agenda items

Jim Sundberg questioned why the two monthly Planning Advisory Board meetings were held at different times. Jim asked Board members to think about changing the time of one of the meetings. Fred Geisler suggested that Board members bring their thoughts to the next meeting to address the issues when more Board members were present.

ADJOURN

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

The meeting was adjourned at 7:30 pm. The meeting was held at Langley City Hall. The next regular Planning Advisory Board meeting is scheduled for Wednesday November 12th at 4:00 pm. Minutes were recorded by Mary Jo McArdle.