

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
November 12, 2008**

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

ATTENDANCE

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

Members Absent: Craig Moore

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

APPROVAL OF MINUTES

Melanie Shafaat moved to approve the minutes of the October 22, 2008 meeting. Fred Geisler seconded. The minutes passed unanimously.

PUBLIC HEARING – Fairgrounds Overlay Zone

Jim Sundberg opened the Public Hearing for the Fairgrounds Overlay Zone at 4:07 pm. Larry Cort presented a brief overview of the Fairgrounds Overlay Zone. There was no public input on the proposed Ordinance. Jim Sundberg closed the public hearing at 4:14pm. Roger Gage moved to forward the Fairgrounds Overlay Zone Ordinance to the City Council for formal action. Julie Buktenica seconded. The motion passed unanimously.

PROJECT STATUS REPORT/ BOARD COMMENTS & QUESTIONS

Larry Cort updated the Board on planning for the Wharf Street properties. He stated that the current proposal was to construct a retention wall along the foot of the bluff to accommodate an access road behind the buildings. Larry said that this would push the buildings away from the toe of the bluff and provide more public access along the waterfront.

Larry Cort told the Board that the City was working with 1st Street property owners to finalize the final details of the proposals for the north side of 1st Street.

Larry Cort updated the Board on pending quasi-judicial actions. Larry said that the 20-lot subdivision on Edgecliff was undergoing internal review. The review included a peer review with an outside consultant from SCS Engineering on the geology/hydrological analysis of the applicant's soil borings. Larry explained the review was expected to take approximately three weeks to complete.

Fred Geisler updated the Board on the tree protection subcommittee's work. Fred said that the subcommittee had met four times. Fred said the first two meetings were educational, the third meeting identified the intent and purpose of the Ordinance, and the fourth meeting discussed future steps for the Ordinance. Fred said the subcommittee was currently reading Port Townsend's Tree Ordinance to assist them getting Langley's Tree Ordinance completed.

Larry Cort updated the Board on feedback staff had received on Mapping Langley 2030. Larry stated the next step was to understand geography and areas of convergence and divergence among the working groups.

SUBDIVISION CODE AMENDMENTS

The Board discussed the context sensitivity and connectivity portions of the Land Division Design Standards draft. Board members suggested reworking some of the language in each section. Staff said they would try to incorporate the changes suggested by the Board in the draft. The Land Division Design Standards will be the focus of the next Planning Advisory Board meeting.

AUDIENCE INPUT ON NON-AGENDA ITEMS

There was no audience input on non-agenda items.

MEETING CHANGES

Board members and staff briefly discussed the possibility of changing the date and/or the time of the November 26th and the December 24th meetings. The Board decided that staff should send out an e-mail suggesting possible dates and times.

ADJOURN

Jim Sundberg motioned to adjourn the meeting. Melanie Shafaat seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 6:15 pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board will be determined at a later date. Mary Jo McArdle recorded the minutes of the meeting.