

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

Chair Jim Sundberg opened the meeting at 4:05 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
Audience: James Anderson, Robert Gilman, Christina Drake

APPROVAL OF MINUTES

Roger Gage moved to approve the minutes of the November 12, 2008 meeting. Julie Buktenica seconded. The minutes passed unanimously.

PROJECT STATUS REPORT/ BOARD COMMENTS & QUESTIONS

Larry Cort updated the Board on the status of the Fairgrounds Overlay Zone. He stated that the City Council had passed the first reading of the new Overlay Zone and the second reading was scheduled for the next Council meeting.

Larry Cort told the Board that the City Council had voted to extend the moratorium for an additional six months however, it did lift the moratorium in two areas: the DeBruyn and Third Street neighborhood in the area of the Catholic Church and along 6th Street near the middle school. Larry said these areas were primarily developed and could only see infill development.

Fred Geisler updated the Board on the tree protection subcommittee's work. Fred said that the subcommittee had been working on the purpose and scope of the ordinance. Fred said the subcommittee would begin working on a City Council presentation for an early 2009 Council meeting.

Melanie Shafaat suggested utilizing a press release to acknowledge the work done by the participants of the mapping exercise and invite them to a Planning Advisory Board meeting to hear what the Planning Advisory Board had done with their work. Robert Gilman cautioned singling out the individuals in attendance for recognition since there had been a substantial amount of work done by the Comprehensive Plan Group that had not been recognized or implemented. Julie Buktenica suggested the press release acknowledge the mapping group and include language that also acknowledged the work done by the previous group of citizens. The Planning Advisory Board and Robert Gilman agreed.

SUBDIVISION CODE AMENDMENTS

The Board discussed the context sensitivity and connectivity portions of the Land Division Design Standards draft. Melanie complimented Fred Evander on the format and compilation of the new language. Melanie said the document was easy to read and follow.

Larry Cort talked about the four neighborhood designs staff had identified. These areas are typified by the downtown in the Village Center Design; the old plat of Langley in the Traditional Village Design; clustered housing that is respectful of existing rural character in the Rural Village Design; and areas designed to preserve critical areas in the Conservation Village Design. Larry said that each of the four design goals Connectivity, Sustainability, Diversity and Context Sensitivity were used to facilitate the development criteria.

Larry Cort asked the Board if there were things that the Ordinance hadn't captured. Fred Geisler said he was concerned about the Grid or Modified Grid layout. He said that this layout promoted vehicular centric emphasis. Jim Sundberg said that without the Grid system there would be increased costs in providing services and safety and connectivity was sacrificed. Larry Cort said that the scale of the Grid system wouldn't be on the scale of the 1890 grid of the plat of Langley; the new Grid layout would be much smaller. Robert Gilman said that another way to look at the Grid system was to explore using easements, trails, and pathways that are not paved to create connectivity without vehicular access. Fred Evander and Larry Cort said that their emphasis was to move more people rather than cars through Langley's neighborhoods. Robert Gilman said that it sounded like the problem for Fred Geisler was the word 'Grid'. Robert added that he thought the word 'Grid' was a professional planning term and did not necessarily mean a crossword puzzle pattern. Jim Sundberg suggested staff make some minor changes to the Ordinance language. Larry said that staff could use a performance standard rather than a geometric standard to address Fred Geisler's concerns.

The Board discussed the Context Sensitivity portion of the document. Robert Gilman said the Board might want to address the visual aspect of trees on the horizon (tree line). There was additional discussion about trails and pathways and whether these elements should be included or excluded from Open Space requirements.

AUDIENCE INPUT ON NON-AGENDA ITEMS

James Anderson expressed concerns about the impacts of the Subdivision Ordinance Amendments and the Heritage Tree Ordinance to the development of his eight-acre site off of Al Anderson Rd behind the Langley Woodmen Cemetery. He said he was currently prevented from subdividing the land due to the moratorium and he may be additionally burdened by the potential tree ordinance on a site already constrained by critical areas. He said he had a financial investment in the land and said that he was concerned about the limitations additional regulations imposed on his property rights. He told the Board that he wanted to be on a level playing field with the City and asked to be notified about any meetings related to the tree ordinance.

MEETING CHANGES

Larry Cort noted that the December 24, 2008 meeting had been canceled.

The Board discussed meeting times for 2009. Jim Sundberg suggested having both meetings from 4:00 pm to 6:00 pm. Melanie Shafaat said she felt the Board had a lot to do and suggested meeting in January from 4:00 to 7:00 pm each time, and then re-evaluate the meeting times for the rest of the year. The Board decided to meet from 4:00 to 7:00 pm on January 14, 2009

ADJOURN

Jim Sundberg motioned to adjourn the meeting at 7:01 pm. All the Board members seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 7:01 pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board will be January 14, 2009 from 4:00 to 7:00 pm. Mary Jo McArdle recorded the minutes of the meeting.