

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
August 12, 2009**

Jim Sundberg opened the meeting at 4:12 pm.

ATTENDANCE

Members Present: Jim Sundberg, Roger Gage, Fred Geisler and Melanie Shafaat
Members Absent: G. Raymond McCullough and Julie Buktenica
Staff Present: Fred Evander and Larry Cort

APPROVAL OF MINUTES

Fred Geisler moved to approve the corrected minutes from July 22, 2009. Roger Gage seconded. The motion passed unanimously.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Larry Cort updated the Board on the Langley Passage project. Larry explained that the proposal would come to the Board sometime in October. Larry said that the application was extensive and had created a significant amount of public comment. Larry added that it would probably take two meetings to review and digest the information. Larry Cort explained the Public Hearing process for Langley Passage. Fred Geisler suggested that each Board member take time to review the file before the Public Hearing.

Larry told the Board that the focus of today's meeting would be location, character and form of non-residential uses within residential neighborhoods. Larry said that City staff hoped to deliver a rough draft of all the changes to the Langley Code Titles 16, 17 & 18 to the Board in September. Larry said that the City's goal was to send the draft changes to the State in October. Larry suggested that the Board spend the next two meetings in a workshop format to refine the changes to the code. Jim Sundberg suggested that the Board create a "parking lot" for subjects that could be addressed at a later date to keep the Board focused on the current work that was before them. Jim Sundberg agreed to act as gatekeeper of time spent on audience input on the proposed changes to the code.

Marianne Edain asked the Board about the process for changes to the proposed code amendments. Jim Sundberg said that the Planning Advisory Board meetings on the proposed code amendments had been open to the public and that if needed, there was a process in place to make changes. Larry said the draft would be rough and that there would be opportunity for revisions.

Fred Geisler updated the Board on the Tree Protection Subcommittee work. Fred said that Marianne Edain had joined the Tree Protection Subcommittee. Fred said the Tree Protection Subcommittee was also looking for new participants. Fred added that the Subcommittee was working on a list of definitions.

Fred said that the Planning Advisory Board needed to have a discussion on the numbers related to square footage and allowable building footprint. Larry said that he had that subject on his list for the next meeting. Larry encouraged the Board to think about the issue and look into some of the decisions being made by the Parks and Open Space Commission.

ZONING, DENSITY AND DIVERSITY

Larry led the Board in a discussion regarding non-residential uses located within residential design districts. Larry identified three themes to consider when determining if a use was appropriate for a residential

neighborhood: the character of use – what characteristics about the use determined if the use was appropriate; the location of the use – what were appropriate locations outside of the downtown that could support the non-residential use; and the form of the use – what were the physical aspects of the use including the size, the location of the use on the lot, whether the use required parking, etc, that made the use appropriate in a residential neighborhood. Larry explained the existing three classes of home occupations. Larry said a Class I was typically a low impact use and that distance based businesses were an example of this class. He said that Class II home occupations typically resulted in more impact to a neighborhood and included limited client visits, signage and parking requirements. Larry said Class III home occupation impacts were the most intense use and included small-scale businesses with multiple employees, multiple client visits, and multiple deliveries.

The Board discussed non-residential uses identified in Fred Evander's handout titled "Non-Residential Uses". Larry said that not all of the uses were appropriate in all neighborhoods. He said that consideration must be made for dead end streets or neighborhoods with one entrance; whether there was on street parking available; and the type of street the business was located (i.e. a neighborhood street or a collector street). Larry said that the form of the use such as the size, height, entrance location, and the relation to other buildings in the neighborhood also needed to be considered. Marianne Edain said that noise levels and odors needed to be addressed. Fred Evander said that the current code addressed Marianne's concerns as performance standards. Fred Geisler suggested looking at other cities' non-residential use ordinances to possibly save the Planning Advisory Board some time and energy. Larry encouraged the Board to not figure out every possible business impact on a neighborhood, but look at the impacts from a broad stroke approach. Larry said that one of the goals of the Comprehensive Plan was to support diversity. Larry also explained that the use of land use budgets could address cumulative impacts of non-residential uses on a residential neighborhood. Victoria Luck, 410 2nd Street, said that she had a desire to open an adult family home and didn't want to see her plans prevented because someone decided that her adult family home wouldn't be allowed in her neighborhood. Victoria added that she felt a lot of good ideas and suggestions would come from the community. Marianne Edain suggested that the number of parking spaces required for each use could be a determining standard. Marianne Edain also suggested separating individual client based businesses into two separate categories, with personal services and social service facilities in one category and small medical-dental clinic and small veterinary clinic in another category.

AUDIENCE INPUT ON NON-AGENDA ITEMS

There was no additional audience input on non-agenda items.

ADJOURN

The meeting adjourned at 6:15pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for August 26, 2009 at 4:00. Mary Jo McArdle recorded the minutes of the meeting.