

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
September 9, 2009**

Jim Sundberg opened the meeting at 4:07 pm.

ATTENDANCE

Members Present: Jim Sundberg, Roger Gage, Fred Geisler, G. Raymond McCullough, Julie Buktenica and Melanie Shafaat
 Staff Present: Fred Evander, Larry Cort and Mary Jo McArdle
 Council Present: Robert Gilman

APPROVAL OF MINUTES

The Board made one change to the August 26th minutes. The change was on the second page in the first paragraph below the matrix. The third sentence of the paragraph was modified to read, “Roger Gage asked whether the keeping of farm animals was an appropriate use of open space.” Fred Geisler moved to approve the minutes as amended. Roger Gage seconded. The motion passed unanimously.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Larry Cort said that the City Council passed the Wharf Street Overlay District at their September 8, 2009 meeting. Larry said that there were some minor changes made to the map.

Fred Geisler and Jim Sundberg said that the Tree Subcommittee was wrapping up the Heritage and Landmark Tree code and would be forwarding the information to Larry Cort in the near future.

ZONING, DENSITY AND DIVERSITY

Larry Cort said the focus of the meeting was on the allocation of residential capacity and the character of housing types in different parts of the City and in the unincorporated urban growth area. Larry referred to the matrix begun at the last meeting and began the discussion regarding the allocation and transfer of development rights within the three village design areas. The Board discussed the concepts at length and began to identify square footage numbers within each design area. Robert Gilman said that he thought the floor area per acre should be 3,000 square feet across the board. Robert added that there should be a need/ market to purchase development rights, otherwise no one would purchase them. Robert said that tiering should be done through the land use budget. Robert explained his thoughts using the traditional village design area as an example. Robert said instead of allowing 12,000 square feet outright, the number should be 3,000 square feet with a potential 9,000 square foot transfer in through the purchase of development rights. The Board discussed the issue. As the discussion continued several changes were made to the matrix. The matrix created by the Board is presented below.

	Traditional Village Design	Rural Village Design	Conservation Design
Floor Area per Acre	9,000 sq. ft ¹	6,000 sq. ft	3,000 sq. ft
Maximum Lot Size			

¹ 18,000 square foot maximum allowed (9,000 sq ft base with an additional 9,000 sq. ft. transfer in potential)

Floor Area Bonus Allowed?			
Transfer In Potential?	Yes – 9,000 sq. ft.	Yes – 6,000 sq. ft	Yes, 6,000 sq. ft. only from conservation design area ²
Transfer Out Potential?	No		
% of Open Space	10%	45%	70%

Larry Cort presented the language in the Comprehensive Plan that spoke to diversity of housing types. Larry handed out a map that outlined neighborhoods within the City and asked the Board to begin thinking about what the right mix of housing types was in each of the neighborhoods. Larry added that the Board should focus their thoughts on lands that were currently within the City limits such as properties along Al Anderson Rd. Fred Geisler said there needed to be more work done on defining neighborhoods and the design areas before deciding the right mix of housing types for a given neighborhood. Robert Gilman said that the lines on the neighborhood map represented community-based areas rather than convenience-based areas. Robert said that one reason for the neighborhood areas was the interface between the community and government on efforts such as emergency preparedness. The Board agreed to look at possible adjustment to the neighborhood and design area defining lines before proceeding to the discussion of appropriate housing types within a neighborhood.

AUDIENCE INPUT ON NON-AGENDA ITEMS

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

ADJOURN

The meeting adjourned at 6:02pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for September 23, 2009 at 4:00. Mary Jo McArdle recorded the minutes of the meeting.

² Larry Cort wrote the following note next to the matrix: “Should parcels be contiguous?”

