

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
October 28, 2009**

Jim Sundberg opened the meeting at 4:08 pm.

ATTENDANCE

Members Present: Jim Sundberg, Roger Gage, Julie Buktenica, Melanie Shafaat and Fred Geisler (arrived at 4:40pm)
Members Absent: G. Raymond McCullough
Staff Present: Fred Evander, Larry Cort and Mary Jo McArdle
Council Present: Robert Gilman

APPROVAL OF MINUTES

The October 14th minutes were amended to correct two typographical errors. On the first page November 19th was changed to November 18th and the words Traditional Village were capitalized. Melanie Shafaat moved to approve the minutes as corrected. Roger Gage seconded. The motion passed unanimously.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Larry Cort updated the Board on the proposed increase of the land use fees. Larry said that the proposed fee increase had gone to the City Council for a first reading and the second reading was scheduled for the November 2nd. Larry said the new fees would reflect the complexity of project review and the time spent on administrative tasks. Larry said the fees would be based on a fixed schedule.

Larry said that he discussed the work that was done by the Planning Advisory Board at the City Council meeting and how the work affected the moratorium. Larry said that the Council expressed interest in lifting the moratorium as soon as possible and discussed a February 2010 timeline. Robert Gilman said that over the next four months the City Council was interested in making use of the policy process to help form the code. Robert said that the coordination of the City Council, Planning Advisory Board, and public education and input was the challenge in the timeline.

ZONING, DENSITY AND DIVERSITY

Larry Cort handed out sections of the new Title 16 of the Langley Municipal Code. Larry gave a brief overview of each chapter noting new sections that were added and several housekeeping corrections that had been done since the last meeting. Larry said that the next two Planning Advisory Board meetings would be working meetings to get the draft ready to send to the State for review. Larry said the goal was to schedule the public hearing for the January 27th or the February 10th Planning Advisory Board meeting. Jim Sundberg asked if there was any concern by the City Council of a backlog of waiting subdivision applications. Both Robert Gilman and Larry Cort said no.

The Board discussed the new Title 16. Julie Buktenica said that she had concerns that the policy and intent statements seemed too broad and vulnerable to different interpretations. Larry said that the information in the section was intended to be used to guide the decision making process. Larry added the policies provided tools to refer to when something unanticipated surfaced in a particular project review. Larry added that several details would come later in the document.

Roger Gage asked if and when the City Attorney would get involved. Larry said the City Attorney would review the final draft before it went to public hearing or to the City Council for adoption. The Board discussed the draft with Larry and Robert. Jim Sundberg asked Larry for additional time to study the new document so the Board could be better prepared for discussion at the next meeting. Larry asked the Board to pay special attention to both the residential land use standards and the non-residential land use standards. Larry added that these sections were critical to the form of the neighborhoods and stressed the importance of getting these sections right.

Robert Gilman gave the Board a handout showing how land use budgets could work in the new code. Robert said that he had pulled the 'existing' development information from the Geographical Information System (GIS) and that the planned

total was calculated using the historical rate of growth for the city. The information was provided using three different methods: the number of buildings; the total square footage of buildings; and by the total acreage of various use categories.

AUDIENCE INPUT ON NON-AGENDA ITEMS

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

ADJOURN

The meeting adjourned at 6:10pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for November 4, 2009 at 4:00.