

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
November 4, 2009**

Jim Sundberg opened the meeting at 4:09 pm.

ATTENDANCE

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

APPROVAL OF MINUTES

Approval of October 28th meeting minutes was postponed until the November 8th meeting.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Fred Evander updated the Board on the status of Tony Puma's building on Wharf Street. Fred said the construction permit had been issued and that construction would begin soon. Fred said the building was going to be around 1,200 square feet. Jim Sundberg asked Fred if the building met the criteria of the new waterfront overlay. Fred said that it did meet the overlay criteria.

Fred Evander updated the Board on the status of the Parks and Open Space Commission. Fred said that a public hearing was scheduled for November 23, 2009 for the Parks, Open Space and Trails Comprehensive Plan Element.

ZONING, DENSITY AND DIVERSITY

Fred Evander led a discussion on the residential and non-residential use sections of the proposed code. Using a PowerPoint, Fred talked about the use, location and design components and how they could be used to reach a balance without undue concentration of any one use within a neighborhood. The presentation included examples of the four types of residential development. Fred showed pictures of several semi-detached and attached residential models and asked if there was consensus that the models represented the Board's understanding of these residential types.

Using aerial slides of the historic residential area of Langley and of the Cedars development off of Sandy Point Road, Fred asked the Board about the right amount of concentration for a semi-detached or attached residential development in these neighborhoods. The Board examined each of the neighborhoods and discussed whether these two types of residential development had a place in them. The discussion included access and traffic pattern differences between the two neighborhoods and the separation between these development types within the neighborhood. The Board discussed whether it would be better to allow a higher concentration of the housing types closer to the downtown even though that might result in a higher concentration of these types of development in one neighborhood.

Fred provided an overview of the non-residential uses of Section 16C.40.040(A). Fred said that Table 1 – Scale of Use, focused on the level of impact of types of uses rather than on a specific use. Fred explained the different type of non-residential use classes and the Board discussed the different use classifications outlined in Table 2.

Robert Gilman presented a PowerPoint to show the types of development in one neighborhood and show how the land use budgeting process might work. Robert referred back to the matrix handed out at the last meeting in

conjunction with the presentation. Robert said that it was important to know what the existing development was in order to determine appropriate development types and he said that he was working on creating similar budgets for all the neighborhoods in the Urban Growth Area. Robert said that he would share that information with the Board at their next meeting.

AUDIENCE INPUT ON NON-AGENDA ITEMS

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

ADJOURN

The meeting adjourned at 6:00pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for November 18, 2009 at 4:00.