

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

Jim Sundberg opened the meeting at 4:09 pm.

ATTENDANCE

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

APPROVAL OF MINUTES

Roger Gage moved to approve the November 18, 2009 meeting minutes as written. Melanie Shafaat seconded. The motion passed unanimously.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Mayor Paul Samuelson presented the Planning Advisory Board (PAB) with keys to the City and thanked them for their good work in 2009. Paul especially thanked them for their work on the subdivision code and the Wharf Street Overlay District.

Larry Cort updated the Board on the status of the Port of South Whidbey's marina expansion. Larry said the notice of complete application had been issued and that the formal review of the Port's proposal would begin. Larry explained that there were a number of other agencies involved in the review of the project.

Larry Cort told the Board about his discussion with the City Council on Monday night. Larry said the City Council members had raised a number of concerns about the zoning and subdivision amendments and he explained that Robert Gilman would talk about those issues. Robert Gilman presented the Council's position and said that a lot of the work done by the PAB would not be impacted by the Council's concerns. Melanie Shafaat asked Robert if the 'look' of the proposed amendments would be different based on the issues raised. Robert said that the amendments would probably look different in order to comply with his reading of the Comprehensive Plan. Robert referenced page LU-19 of the Comprehensive Plan and read "the primary tool for implementing housing density, along with site-specific zoning, community design, and land-use intensity... will be the adoption of subarea plans." Robert explained that the amendments needed to be altered to reflect this statement and be in compliance with the Comprehensive Plan.

Melanie Shafaat asked Robert if it was his role to act as liaison between the City Council and the Planning Advisory Board, and if part of that role was to keep the City Council knowledgeable of the work being done by the Planning Advisory Board. Robert said it was his responsibility and he apologized for not understanding the exact direction of the Board. Fred Geisler said that the Planning Advisory Board could go back at a later date and harmonize the proposed amendments with the Comprehensive Plan. Fred said that the Planning Advisory Board should continue to move forward on their current path. Fred said the Planning Advisory Board had done a lot of good work and the zoning and subdivision section should be okay. Roger Gage asked if an informal joint meeting with the City Council and the Planning Advisory Board would be a good idea. Robert explained the rules for public meetings and said an informal meeting would not be allowed. Larry Cort said that the issue would be on the December 21, 2009 City Council agenda as a discussion item and Jim Sundberg said that Mayor Paul Samuelson encouraged as many PAB members as possible to attend that meeting.

G. Raymond McCullough mentioned the December 9, 2009 article in the South Whidbey Record and said he needed clarification on the real issue. Larry Cort explained that staff was working from the entire City to smaller areas, and that the City Council desired the primary focus to be smaller areas. Larry added that it had never been staff's intention to skip the smaller areas and additional levels of detail. G. Raymond summarized by saying that a breakdown had occurred between staff, PAB and the Council; staff and PAB had one approach and Council had a different approach. Robert Gilman said that individuals were progressing from different assumptions; some wanted to start on a large scale and work down to the details, and others wanted to start out at the neighborhood (small) level and work out from there. Fred Geisler said the Planning Advisory Board had done the broad strokes and that those needed to be finished. Fred said that the Board could work on the small details after the larger ideas were completed. Roger asked Larry how staff wanted the PAB to move forward from here. Larry said that the staff would like the Planning Advisory Board to complete the subdivision section at this point.

ZONING, DENSITY AND DIVERSITY

The Board went through the sections of the amended Title 16G beginning at Context Sensitivity on page 14 and ending at the Diversity section at the top of page 24. Marianne Edain contributed both substantive and grammatical comments and corrections throughout the discussion. A number of alterations to the document were made by the Board and Marianne during this discussion.

AUDIENCE INPUT ON NON-AGENDA ITEMS

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

ADJOURN

Mary Jo McArdle recorded the minutes for this meeting. The meeting adjourned at 6:08pm. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for December 23, 2009 at a special time 3:00 pm for that meeting only.