

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD AND CITY COUNCIL
JOINT MEETING
January 13, 2010**

Jim Sundberg opened the meeting at 4:04 pm. The meeting was advertised as a joint meeting between the City Council and the Planning Advisory Board. A quorum of the City Council was present after Rene Neff arrived.

ATTENDANCE

Members Present: Fred Geisler, Jim Sundberg, G. Raymond McCullough, and Julie Buktenica
Members Absent: Roger Gage and Melanie Shafaat
Staff Present: Fred Evander and Larry Cort
Council Present: Robert Gilman, Bob Waterman, and Rene Neff (arrived at approximately 4:40)

APPROVAL OF MINUTES

The Board reviewed the minutes of the December 23, 2009 meeting. Jim Sundberg said that a header on the document should be changed to read "Zoning Code Update." Fred Geisler moved to approve the minutes of the December 23, 2009 meeting as corrected. G. Raymond McCullough seconded. The minutes were approved unanimously.

PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS

Larry Cort passed out a report from the administration dated December 30, 2009 discussing the moratorium. Larry directed the Planning Advisory Board to the fourth page of the report and progressed through the work plan necessary to lift the moratorium. Larry explained that the City Council would have a meeting on Thursday, January 14, 2010 to study the material the Planning Advisory Board had prepared. The meeting on January 14, 2010 would include the topics shown under the January 19, 2010 Council Workshop and Regular Meeting, and the discussion would continue into those meetings. Larry invited Mayor Paul Samuelson to discuss the special meeting on January 14, 2010. Paul Samuelson invited the PAB to attend the special meeting on Thursday and said that he wanted to make sure that the Planning Advisory Board contributed to the dialogue with the City Council and stayed connected with the decisions that the Council made. A number of Planning Advisory Board members said that they could attend the meeting. Jim said that he would contact Melanie Shafaat and Roger Gage to see if they could attend.

Larry continued down the work plan and briefly discussed strategies for public outreach. Larry said that he, Kathleen Landel and Fred Evander would create a public outreach strategy for the code changes and said that the strategy would be launched on January 27, 2010. Larry explained that he would like to include opportunities to talk with people on a one on one basis and would like to incorporate poster boards in the outreach strategy.

ZONING CODE UPDATE

The Board reviewed the draft document for Chapter 16C that was sent to them as part of the agenda packet. Larry Cort provided an explanation of the document and moved them through the draft piece by piece. Larry explained the map on the first page and described how the existing zones were translated to relate to the new map. Larry explained that the existing Central Business Zone would translate directly to the new Village Center Community Design Zone; the Neighborhood Business Zone would translate directly to the Dispersed Business Zone; the Public Use Zone would translate directly to the Public Institutional Zone; and the Mixed Residential Zone would translate directly to the Traditional Village – Mixed Residential Zone. Larry lastly said that the standards for the RS-5000 Zone, the RS-7200 Zone and the RS-15,000 Zone (which vary primarily due to

minimum lot size) would be translated to the new Traditional Village, Modern Subdivision, Sensitive Environment, Rural Village and Conservation Community Design Zones.

The Board considered the document and identified a number of questions and concerns. The Board instructed staff to review the literature about appropriate methods for setbacks in clustered, mixed density developments; identified a number of uses in Table 1 that should be allowed within the Public/ Institutional Zone; and provided comments about how to better layout the document. Staff agreed to make these changes.

The Board briefly discussed public outreach for the code amendments. Jim Sundberg said that the Board went through the historical role of planning and the legal requirement for planning at the beginning of the code amendment process and he said that a portion of this information should be communicated to residents. Jim explained that this would help focus the debate around the amendments rather than the Planning Advisory Board's legal basis for existence. G. Raymond McCullough agreed that this approach would be beneficial and said that a brief articulation of the Comprehensive Plan and how these amendments fulfilled the Comprehensive Plan should be included in the presentation to residents.

ADJOURN

Julie Buktenica moved to adjourn the meeting. G. Raymond McCullough seconded. The meeting adjourned at 5:40 pm.

The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board is scheduled for January 27, 2010 at 4:00. Fred Evander recorded the minutes of the meeting.