

**MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD  
February 10, 2010**

Jim Sundberg opened the meeting at 4:06 pm.

**ATTENDANCE**

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

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the January 13, 2010 meeting. Julie Buktenica moved to approve the minutes as written. Fred Geisler seconded. The minutes were approved unanimously. The minutes of the January 27, 2010 meeting had not been completed for the meeting.

**PROJECT STATUS REPORT/BOARD COMMENTS AND QUESTIONS**

Larry provided an update about the public outreach effort. Larry said that the public open house would occur on February 11 at 6:30 and he invited all the Planning Advisory Board members to attend. Larry said that meetings with landowners would occur from Monday to Wednesday, February 15 to 17, and said that the staff had received about fourteen requests for meetings. Larry also reported that the Talking Circle community had volunteered to hold a neighborhood meeting for the Upper Al Anderson neighborhood on March 4 and said that a meeting with landowners in the Edgecliff neighborhood would occur either on March 2 or 3.

Larry said that the Council meeting on February 16 would feature a discussion about open space and he invited PAB members to attend.

**ZONING CODE UPDATE**

Larry walked the PAB through the open house scheduled for February 11, 2010. Larry said that the open house would start at 6:30 and he invited the PAB to arrive around 6:00.

Larry said that the poster session would contain posters on the following topics:

- The moratorium;
- The guiding principles from the Comprehensive Plan;
- The current zoning (and inconsistencies with the Comprehensive Plan);
- The proposed Community Design Zones;
- A primer on subdivisions;
- Context-sensitivity, connectivity, diversity, and sustainability in relation to the design of subdivisions;
- The clustering concept and the allocation standard;
- The changes to non-residential use standards; and
- The overall changes to the format of the code.

The Board discussed the framework, and assigned some roles for the meeting.

The Board then moved on to a discussion about the some of the issues raised by builders, and suggested a few changes to the draft. Jim Sundberg directed the Board to the standard related to pervious pavement, which was identified as a concern in some of the letters. Jim said that the requirement was not stringent, but said that the

Board could alter the wording to make that more evident. Jim suggested the wording “through the use of various technologies, such as pervious pavement, green roofs, and other means.” The Board agreed with this wording.

The Board discussed the requirement associated with community agriculture. The Board decided that the heading should be changed to “Promotion of Community Food Production” and the standard should read “subdivisions larger than twelve lots in size should designate areas for community food production as part of the open space system. All other subdivisions are also encouraged to provide areas for community food production, as practical.”

The Board discussed the standard “Design to Promote Community Interaction.” The Board decided that the standard should be re-written to read “Design to Promote a Sense of Community and Safety” and feature the following standards:

- A. “Building footprints and the accompanying principal entries and front facades should be oriented to the street or a designated common area.
- B. Subdivisions should incorporated one or more of the following:
  - 1. At least one group of mailboxes
  - 2. Benches or casual seating arrangements near designated open space areas or groups of mailboxes.
  - 3. A common building or designated neighborhood gathering area.
  - 4. A common play area or structure.”

Larry said that, to make these changes, the Board should identify them as part of the recommendation to the City Council from the Public Hearing.

Fred and Jim reported that they had each written letters about the potential benefits of the proposed code. Fred Geisler presented his letter, including some of the findings that he had made about potential increased profits to builders. The Board and the audience discussed Fred’s letter.

## **AUDIENCE COMMENTS**

Kathleen Waters-Riehl questioned the names of some of the zones, especially the “Village Center Design.” She said that she felt that the designation of “Central Business” was more appropriate. A lengthy discussion about the zone names ensued.

## **ADJOURN**

Melanie Shafaat moved to adjourn the meeting. Julie Buktenica seconded. The motion was approved unanimously. The meeting adjourned at 5:55.

The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board will be a public hearing on the proposed code amendments and is scheduled for February 24, 2010 at 4:00. Fred Evander recorded the minutes of the meeting.