

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
March 3, 2010**

Jim Sundberg opened the meeting at 4:07 pm.

ATTENDANCE

Members Present: Julie Buktenica, Roger Gage, Fred Geisler, Jim Sundberg and Melanie Shafaat (at 4:20)
Members Absent: G. Raymond McCullough
Staff Present: Fred Evander and Larry Cort
Council Present: Robert Gilman and Bob Waterman

PROJECT UPDATE

Larry Cort said that the Public Hearing on the Langley Passage subdivision application would open on the March 24th, and he explained that the City would like to have the meeting at night to allow individuals from the neighborhood to attend. Julie said that she could not attend a night meeting on March 24th due to a school board meeting that she had to attend. The Board discussed when best to have the hearing and decided that the meeting should be held at 4:00 on March 24th at the Langley United Methodist Church. The Board decided that the second portion of the hearing should be held at 6:30 on April 14th and should feature time for the public to comment on the proposal.

ZONING CODE UPDATE

Jim Sundberg explained that the meeting was a workshop and said that it was not the time for public comment on the proposed regulations. Jim explained that there would be another public hearing on the matter Wednesday March 10th and that the City Council would hear additional comment when the proposal was being considered.

The Board progressed through a number of issues and alternatives provided to them by Planning staff that were generated through public comment on the proposed code. The Board discussed the required open space percentage. Jim Sundberg said that he appreciated the alternative based on Figure OS-6 of the Parks, Open Space and Trails Element and said that the alternative added complexity and reasonableness to the code. Fred Geisler said that he thought that the Board should maintain a required percentage over entire zones, but lower those percentages to 60 percent open space in the Conservation Design Zone and 40 percent open space in the Rural Village Design Zone. The Board discussed the issues and decided to utilize Fred's suggestions of 40 percent open space for the Rural Village Design Zone and 60 percent open space in the Conservation Design Zone.

The Board considered issues associated with the square footage allocation, including the inclusion of buffers within the calculation of development potential and the allocations for the Conservation Design and Sensitive Environment Design Zones. The Board decided not to include buffers within the allocation calculation and decided to craft the proposal to match the current code. The Board also decided to raise the allocation in the Conservation Design Zone to 4000 square feet per acre throughout the City and to reconfigure the map to include Brackenwood within the Conservation Design designation. The Board lastly determined that they should not raise the allocation within the Sensitive Environment Design Zone and decided that they should extend the boundary of the zone to encompass all of the two drainage basins (within the Unincorporated Urban Growth Area) that are currently subject to the code.

The Board discussed the name of the conservation design zone. The Board determined that the name of the zone should be Rural Village Design-4000 in recognition of the amount of development allowed and decided that the name of the Rural Village Design Zone should be Rural Village Design – 6000.

The Board discussed the inclusion of on-site septic systems within the designated open space area. The Board did not come to consensus on the issue and determined that they would return to the issue at a later date

The Board considered a number of technical issues raised by property owners throughout the public outreach effort. The Board determined that the park standard should be encouraged, rather than required. The Board agreed that the definition of open space proposed by staff was sufficient for the code.

The Board discussed the 9600 square foot maximum lot size, and did not come to consensus about the issue. The Board asked staff to study potentially raising the maximum lot size.

The Board discussed the affordable housing lot requirement and determined that the lot should not be subject to the allocation and proportion requirements of the code, except when the affordable housing lot exceeded the maximum percentage allowed for multifamily units. The Board also determined that the affordable housing lot should be able to be included in the overall open space percentage for the site.

The Board lastly determined that the ecosystem restoration requirement was not a burden on property owners, because the language as written specifically talked about the control of invasive species and the protection of existing native species on a site, not more complicated management efforts.

ADJOURN

Melanie Shafaat moved to adjourn the meeting. Fred Geisler seconded. The motion was approved unanimously. The meeting adjourned at 5:57.

The meeting was held at Langley City Hall. The next regular meeting of the Planning Advisory Board will occur March 10th, 2010 at Langley City Hall.. Fred Evander recorded the minutes for the meeting.