

**MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD  
May 12, 2010**

Jim Sundberg called the meeting to order at 4:02.

**ATTENDANCE**

**Members Present:** Roger Gage, Jim Sundberg, Melanie Shafaat, Julie Buktenica (at 4:10)

**Members Absent:** Fred Geisler, G. Raymond McCullough

**Staff Present:** Challis Stringer, Director of Public Works, Larry Cort, Director of Community Planning, Ryan Goodman, City Engineer, Fred Evander, Community Planner

**MINUTES**

Jim Sundberg asked about the SEPA Hearing Rules as revised at the meeting of April 28<sup>th</sup>. Larry Cort provided the Board with a copy of the revised rules. Melanie Shafaat moved to approve the minutes of the April 28<sup>th</sup> meeting. Jim Sundberg seconded. The minutes were approved unanimously.

**PROJECT STATUS REPORT**

Larry Cort asked Jim Sundberg about the Subarea Planning discussion at the City Council meeting of May 3<sup>rd</sup>. Jim Sundberg said that he would comment on the issue if there was time left after the hearing.

**PUBLIC HEARING – LANGLEY PASSAGE PRELIMINARY PLAT**

Jim Sundberg continued the Public Hearing and the applicant's reply from the meeting of April 28<sup>th</sup>, 2010.

Doug Kelly, attorney for the applicant, asked that the reply by the applicant be continued in two weeks. Kelly requested that time be allowed for City staff to review material submitted by Quin Clements on May 11<sup>th</sup>. Jim Sundberg explained that there had been a change in the methodology in calculating the numbers and said that City staff wanted time to review the numbers.

Sundberg said that the closer the Board, applicant, and individuals speaking against the proposal could get to an agreement on the starting point for the rainfall on the site and the relative distribution of the water between surface water flow, infiltration and evaporation, the easier the rest of the conversation could be. Sundberg said that, if everyone could agree on the same numbers, the conversation could be more about facts. Sundberg said that it would be a good idea to have a rudimentary agreement about the rainfall on the site, and some agreement about the amount of area actually causing runoff. Sundberg also said that he would like to understand the effect of evapotranspiration on the site and would like some sort of estimate of the evapotranspiration that would occur from planting four inch caliper trees.

Sundberg asked if there was any problem with continuing the hearing in two weeks.

A number of individuals asked Larry Cort about the reason for the delay. Cort said that City staff needed to take the numbers provided by Clements under advisement, and said that the review may be quick or may be lengthy. Cort said that the City had not had a chance to look at the numbers. Cort also said that in two weeks, the Board may need to have a meeting to move the continuation of the hearing to a date certain.

The Board discussed holding June 2<sup>nd</sup> and June 9<sup>th</sup> as the dates of the appeal. The appellants and City staff said that this could cause some problems as the appellants were scheduled to submit briefs on May 18<sup>th</sup>. The Board

discussed the issue with the applicant and the appellants, and decided that they should try to get through the hearing as quickly as possible, while producing a fair process. Cort distributed the memo from Clements dated May 11, 2010 (Exhibit P-35).

The Board, applicant and appellants decided on the following schedule for the continuation of the hearing:

May 21 – 12:00 (noon) – Submittal of Appellant Briefs

May 28 – 12:00 (noon) – Submittal of Applicant/ Staff Briefs

May 26 – 4:00 – Continuation of Hearing

The Board also decided to continue to have the appeal dates on June 2<sup>nd</sup> and June 9<sup>th</sup>.

Gail Fleming asked if individuals could be notified if it was decided that the hearing of May 26<sup>th</sup> was not going to present any new information. Cort said that staff would notify individuals if the meeting of the 26<sup>th</sup> would only occur to specify a new date and time certain.

Sundberg asked for a motion to continue the hearing on the Langley Passage Preliminary Plat to May 26<sup>th</sup> at 4:00 pm. Julie Buktenica made a motion to continue the hearing to that date and time. Melanie Shafaat seconded. The motion was approved unanimously.

The Planning Advisory Board recessed at 4:53.

## **OTHER ITEMS**

The Board reconvened at 5:02.

Jim Sundberg gave an update on the last City Council meeting. Sundberg reported that Robert Gilman gave a presentation about neighborhood planning and explained that Gilman said that the City could get a lot of information in planning with neighborhoods. Sundberg said that Fred Geisler had suggested that neighborhood planning need not be an either/ or situation and that you could have neighborhood and larger scale planning inform each other. Sundberg said that the exact connection between subareas and the subdivision ordinance was not clear, but said that similar to the parks and open space reference, the neighborhood map could be referenced in the proposed code.

Sundberg reported that the next topic to be considered by the City Council would be land use budgeting and that the Council was studying these issues to ensure that the next phase of codes would fit with what the Planning Advisory Board had written. Sundberg said that crafting some of the tools would be easy if they were solely descriptive in nature, but would be difficult if they were prescriptive.

Sundberg said that it would be appropriate if anyone on the Board wanted to have discussions with Council members about the proposed code.

Larry Cort reported that the City Council was in search of a new member, and said that the selection process for the member would occur at the meeting of Monday, May 17<sup>th</sup>. Cort said that once the new Council member was chosen, the individual would immediately be sworn in and take their seat.

## **ADJOURN**

Roger Gage moved to adjourn. Julie Buktenica seconded. The motion was approved unanimously.

The meeting adjourned at 5:20. The meeting was held at Langley City Hall. The next meeting of the Planning Advisory Board will occur May 26, 2010. Fred Evander recorded the minutes for the meeting.