

**MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD  
July 9, 2008**

New chair Jim Sundberg opened the meeting at 4:03 pm.

**ATTENDANCE**

Members Present: Roger Gage, Jim Sundberg, Julie Buktenica, Melanie Shafaat and Fred Geisler  
Members Absent: Craig Moore (alternate)  
Staff Present: Larry Cort, Mary Jo McArdle  
Others Present: Dan Ollis, Island County Fair Board

**APPROVAL OF MINUTES**

Roger Gage moved to approve the June 11, 2008 meeting. Fred Geisler seconded. The minutes passed unanimously.

**PROJECT STATUS REPORT**

Larry Cort updated the Board on the meetings with the waterfront property owners. Staff will meet one more time with each group sometime in August to finalize discussions. The final recommendations will then be passed on to the City Council for a final decision. Fred Geisler expressed concerns that the Boards recommendations weren't being taken seriously. Larry Cort assured the Board that their recommendations were definitely part of the discussion.

There were no new quasi-judicial items. Larry Cort updated the Board on the status of two current projects:

- The Langley Passage project: He stated that staff asked the applicant for additional borings to better understand the subsurface geology and potential down slope impacts. This action stops the clock. Fred Geisler asked Larry Cort what timeline was given to the applicant to respond. Larry Cort responded that applicants are given a reasonable period of time to respond, perhaps 120 days, after which staff will follow up with a letter setting a precise date when a response is required.
- The New Fire Station and Park & Ride project: The tree damage appears to be extensive. Work was done in an area in which the applicant did not have authority to work and for which they didn't have a permit (trenching for an irrigation system). Staff has issued a 5 point correction plan to the applicant. Melanie Shafaat asked what the timeframe is for the corrective action to which Larry Cort responded that all corrective work must be completed by July 18, 2008. The Board thanked Larry for the tight timeline.

The damage to the trees in this project prompted discussion of the need for a City tree ordinance. Fred Geisler presented a copy of Pt Townsend's tree ordinance indicating that it was quite extensive. Jim Sundberg contributed an idea for a scout troop or school project to do a citywide tree inventory to better understand the extent of this resource. Larry Cort stated that the mayor will be briefing the City Council next week. Mary Jo McArdle interjected a couple of ideas to consider when writing a tree ordinance: have trees value assessed and require a bond (or assignment of savings – this is easier to administer than bonds) up front based on 150% of the value of the tree(s); timeline for

holding bonds that goes beyond project completion; think about incorporating general tree protection requirements for any project through the clear & grade code including requiring 6-ft chain link fencing placed at the drip-line of trees prior to any site disturbance and remaining in place until all earth work is completed, other conditions to think about is language prohibiting the placement of fill, materials and/or equipment within the drip-line of protected trees; language that requires protection before, during and following the completion of the project.

Julie Buktenica asked staff about the project on Coles Rd. (The Grove). Larry Cort replied that the project is in limbo. Staff has not seen anything firm from the applicant.

## **FAIRGROUNDS OVERLAY ZONE**

The Board continued discussion on the Fairgrounds Overlay Zone beginning where they left off last meeting with Warehousing, Storage and Distribution then moving on to *Other Potential Principal Uses* and *Fair Board Proposals: Conditional Uses*. Minor changes were made for clarification. These changes will be reflected in an updated copy of the matrix.

Larry Cort wrapped up this discussion stating that staff can now put this language into code form. Once the draft is in a form that is generally acceptable to the PAB, it will then go to Olympia for a 60-day comment period and simultaneously go through local environmental review. A public hearing on the draft ordinance is the next step and then on to City Council for adoption.

## **AUDIENCE INPUT ON NON-AGENDA ITEMS**

None

## **ADJOURN**

Roger Gage moved that the meeting adjourn. Melanie Shafaat seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 5:35pm. The meeting was held at Langley City Hall. The next regular Planning Advisory Board meeting is scheduled for **July 23, 2008 at 5:30pm**. Minutes were compiled by Mary Jo McArdle.

Attachment: Fairgrounds Overlay Zone Table with Board's comments

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