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City of Langley

PAUL SAMUELSON
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AGENDA

CITY OF LANGLEY PLANNING ADVISORY BOARD

Wednesday, July 9, 2008
** 4:00 pm**

LANGLEY CITY HALL
112 Second Street
Langley, WA 98260

1. Call to Order and Roll Call
2. Approval of Minutes – June 11, 2008
3. **PROJECT STATUS REPORT** – Staff will update the Board on recent planning activities, including the waterfront property owner meetings, the progress on prioritized work items for 2008 code amendments and any recent developments on pending quasi-judicial actions.
4. **FAIRGROUNDS OVERLAY ZONE** – The Board will continue discussion of a Fairgrounds Overlay Zone covering the Island County Fairgrounds. This meeting will focus on refining the list of potential uses standards that might apply to these uses.
5. Audience Input on Non-Agenda Items
6. Adjourn

Next Regular Meeting: July 23, 2008 (5:30 pm)

**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
June 11, 2008**

Vice-chair Roger Gage opened the meeting at 4:02 pm.

ATTENDANCE

Members Present: Roger Gage, Jim Sundberg, Julie Buktenica, Fred Geisler
Alternate Present: Craig Moore
Members Absent: Melanie Shafaat
Staff Present: Larry Cort, Mary Jo McArdle
Others Present: Dan Ollis, Island County Fair Board; Robert Gilman, Langley City Council

APPROVAL OF MINUTES

Julie Buktenica said that there was more discussion about bicycles in the May 28, 2008 meeting than was covered in the minutes and would like to see the additional discussion of the meeting included in the minutes i.e. bicycles must abide by the same rules of the road as cars and that people need education about these rules.

Jim Sundberg moved to approve the minutes of the May 28, 2008 meeting as amended. Roger Gage seconded. The amended minutes passed unanimously.

CHAIR RECOMMENDATIONS

Roger asked the Board members to pick two Board members that they would recommend to the Mayor for consideration as the next Chair.

Fred nominated Jim
Jim nominated Roger and Fred
Roger nominated Jim and Fred
Julie nominated Jim and Roger
Melanie (via absentee nomination to Larry) nominated Jim and Roger

Roger declined his nomination withdrawing his name from the selection. Jim and Fred will be presented to the Mayor for consideration as the next Chair.

PROJECT STATUS REPORT

Larry stated that there was not much to cover however, provided the following updates:

- The City Council extended the moratorium for land division (not building permits) for an additional six months.
- Meeting #2 with the Wharf Street property owners is scheduled for next week (Monday June 16th); the following Monday (June 23rd), staff will meet with the First Street property owners.
- Larry told the Board that he won't be available to attend the regular June 25th meeting and that in all probability Fred won't be able to attend either due to the imminent birth of his first child. He added that there was nothing that was time sensitive so they could cancel the meeting if they wanted or go ahead and hold it without staff. Fred Geisler encouraged the Board to read the huge public record on the Edgecliff "Langley Passage" project to become familiar with the concerns and issues. The Board decided to cancel the regular June 25th Planning Advisory Board meeting.

FAIRGROUNDS OVERLAY ZONE

The Board spent the rest of the meeting discussing item by item, the list of suggested uses supplied by Island County and the potential standards that might apply to these uses. Dan Ollis from the Island County Fair Board was in the audience and participated in the discussion with the Board helping to clarify questions the Board raised during their discussion. Robert Gilman was also in the audience and assisted in additional clarification. Board comments are summarized on the attached matrix.

Julie moved to table the discussion on the Conditional Uses covered on the second page of the 'suggested use' handout until the next meeting. Craig seconded this motion. Motion passed unanimously.

ADJOURN

Julie moved that the meeting adjourn. Craig seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 5:58pm. The meeting was held at Langley City Hall. The next regular Planning Advisory Board meeting is scheduled for **July 9, 2008 at 4:00pm**. Minutes were compiled by Mary Jo McArdle.

Attachment: Fairgrounds Overlay Zone Table with Board's comments

Cc: Dan Ollis via e-mail at coffee@whidbey.com (final only)

Fairgrounds Overlay Zone

Fair Board Proposal: Principal Uses	Should This be Allowed	Under What Conditions
Administrative and Business Support Services	yes	regular users, public agencies
Carnival and Amusement Rides	yes	at fair time or special events
Child Care Facilities	yes	non-profit or public agency
Circus	yes	once a year for 2 days max
Commercial Products Testing and Demonstration	conditional use for non-fair sales	sustainable products?
Day/Overnight Camping in Association with Events	yes	
Disaster Coordination and Staging/ Emergency Services	yes	
Emergency Response and Recovery Activities	yes	
Facility and Vehicle Maintenance	yes	fair related vehicles only
Fairs, Festivals, Rodeos, Bazaars, Flea Markets and Special Events	yes	
ATM Machines	yes	during events and the fair
Food and Beverage Services including Banquets, Catering and Concessions	yes	event related
Hospitality Services Hostels	yes	
Human Health and Welfare Services - (i.e. food handlers permits, waste warriors)	yes	public agency
Live Entertainment	yes, fair and special event	lighting, hours, noise, policing
Livestock, Pet and Other Animal Exhibitions, Shows, Competition, Training and Sales; and Agricultural	yes, event related	
Meetings, Conferences, and Symposiums	yes	public interest
Outdoor Recreation, Picnics and Social Events	yes	
Political Rallies, Public Meetings and Training	yes	
Recreation Vehicle/ Tent Camping	yes	per current code
Religious, Educational, Charitable, Community and Political Events	yes	
Straw and Manure Holding Facilities	yes	
Telecommunications Facilities	yes	per current code
Theaters, Filming and Photographic Shoots	yes	
Therapeutic Riding	yes HOPE	
Trade and Consumer Shows	yes	local sponsor?, sustainable?
Warehousing, Storage and Distribution	will come back to this one	
Other Potential Principal Uses	Should This be Allowed	Under What Conditions
Recycling Activities		
Community Based Agriculture		
Health/Dance Classes		

Fair Board Proposal: Conditional Uses	Should This be Allowed	Under What Conditions
Outdoor Public Address Systems between Midnight and 9 AM at all times other than production of the annual Fair and use activities producing a sound level in excess of 50 decibels within 200 lineal feet of the fairgrounds property boundary		
Heliports		
Amateur/ Home Radio or Cellular Transmission Antenna Greater than 100 Feet in Height		
Emergency Services Facilities		
Temporary Housing		
Other Potential Conditional Uses	Should This be Allowed	Under What Conditions