

**CITY OF LANGLEY**  
**PARKS AND OPEN SPACE COMMISSION**  
**11.09.09 MINUTES**

**CALL TO ORDER**

Leah Green called the meeting to order at 4:36.

Members Present: Gail Fleming, Leah Green, Cary Peterson, Nancy Rowan, Dave Schmidt

Staff Present: Fred Evander

**APPROVAL OF MINUTES**

Fred Evander explained to the Board that the minutes for the October 12, 2009 meeting had not been completed in time for distribution with the agenda. Fred passed out the minutes and said that the Commission could review them for their next meeting.

**PRIORITY PROJECTS**

Fred Evander passed out a list of priority projects based on the discussions of the Commission at their last meeting. Fred said that he had attempted to refine the priority project list to best reflect the Core Area and Corridor concept and explained that the effort had resulted in some alterations to the list. The Commission studied the document.

The Commission said that they would like additional explanation about the protection of existing critical areas as stated within Policy 1.1. Cary Peterson said that the statement should include a phrase that emphasized critical areas as the foundation for the parks and open space system.

The Commission studied Priority 1.2. Dave Schmidt questioned the inclusion of the hazelnut orchard within the priorities. Some commission members explained that it was not the hazelnut orchard that was important, but rather the land that connected Generation Park and the Saratoga Creek Ravine. The commission decided that the category: "parcels that connect parks with critical areas" should be included in the document.

Dave Schmidt also questioned what constituted a diverse upland forest. Fred Evander responded that it was sites that were composed of a diverse age of trees and understory vegetation. Dave questioned where the line between diverse and other forests should be drawn. The Commission discussed the possibility of placing all forests into one classification system. Fred questioned this approach because he said that some forests provided better habitat than others. After an extended discussion on the issue the Commission decided that "areas of diverse upland forest" and "other forested land" should be combined. The Commission also decided that forests adjacent to wetlands and streams should be changed to "land adjacent to wetlands and streams."

Based on this classification system, the Commission said that the rating should be:

1. Agricultural land
2. Land adjacent to wetlands and streams
3. Areas that fill gaps between parks and critical areas and critical areas and critical areas
4. Forests
5. Shorelands including areas of shore access.

The Commission continued down the "What are our priorities?" document. The Commission said that the phrase "develop a trail easement communication strategy and package" under priority 3.2 should be changed to "develop a trail easement information packet." The Commission also sought some definition of community agriculture under priority 4. Fred agreed to make those changes.

The Commission continued onto the section “How do we Pay for our Future Actions?” The Commission sought to provide additional definition of the land acquisition fund under acquisition of fee simple property. The Commission decided on the language “a designated land acquisition fund” for the item.

The Commission discussed acquisition of development rights or easements. Cary Peterson said that the development rights language was not broad enough for conservation easements. As a result, she argued that conservation easements should be moved to their own section and separated from development rights. Fred Evander said that he would talk with Kathleen Landel about how best to structure the sections.

Leah Green asked for clarification on Protection of Privately-Owned Land. Leah questioned if critical areas regulations should be included within the introductory paragraph to the section. Fred Evander said that the phrase “regulations specified in the Langley Municipal Code” included critical area, subdivision, and zoning regulations.

### **PARKS, OPEN SPACE AND TRAILS ELEMENT**

The Commission moved on to discussion of the Parks, Open Space and Trails Element. Fred noted that he had modified the introduction, included a section on other city-owned lands, and inserted a portion about shared use streets. Fred passed out documents representing each of these changes; however, the portion on shared use streets was not included in the passed out document.

Fred invited the Commission to identify any changes that they thought were necessary. Leah Green asked for additional information regarding the wetlands on Edgecliff to be included on page 15. Gail Fleming asked for use of a different word than “facilities” on page 1 and throughout the document. The group agreed that facilities typically represented a built feature, rather than an open space feature. The Commission decided on the words “elements” or “amenities.” Gail asked for a heading that identified the Level of Service Standards on page 17 and requested a similar heading to identify the Goals and Policies.

Gail also asked for the second open space bullet to be moved to the end of the Open Space Level of Service. The Commission discussed the second open space bullet. Fred Evander said that the language may need to be changed to specifically apply to certain properties. Fred said that he would discuss the issue with Larry Cort and then would email the Commission with a potential language change. The Commission agreed with this approach

### **PARKS AND OPEN SPACE PUBLIC HEARING**

Fred Evander briefed the Commission about the Public Hearing to be heard on the Parks, Open Space and Trails Element. Fred said that he would write and present a staff report and then the hearing would be open for public comment. Fred said that once the public comment period was exhausted, the Commission would close the hearing and then discuss the comments of the public. Fred said that additions to the document could be made based on the comments or the Commission could recommend the document to the Council.

Cary Peterson said to remind members of the public worried about acquisition about the three items necessary for the acquisition of properties:

- A willing landowner,
- With negotiations,
- With compensation.

### **ADJOURN**

The meeting adjourned at 4:25

Fred Evander recorded the minutes for the meeting. The meeting was held at Langley City Hall. The next regular Parks and Open Space Commission meeting will occur on November 23, 2009 at 2:30.