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**City of Langley**  
**PLANNING ADVISORY BOARD**  
**MINUTES**  
**May 6, 2020**  
**LANGLEY CITY HALL**  
112 2<sup>nd</sup> Street, Langley WA

Attendance: Rhonda Salerno, chair, Maralie Johnson, Burt Buesch  
Staff: Brigid Reynolds, Alex Cattand  
Guests: Trilby Coolidge, Casey Glouster

1. The meeting was called to order at 3:07 pm
2. The agenda was approved
3. The minutes of March 04, 2020 were approved.

A question was asked as about the minutes and whether the speaker of each comment needs to be identified.

Meeting minutes is a summary of the discussion and not verbatim notes.

4. Discussion Items:

a. New Member – Casey Glouster

Members asked Casey his background

Casey is a local contractor who is interested in social issues related to housing and that he cares enough to be on the board.

He has not served on a board like this before.

His primary interest in joining PAB: it was suggested that he run for the position because he care about a progressive way that the City of Langley could develop and hopes to be of some guidance in the matter.

Burt recommends Council to approve Casey as new PAB member. Seconded by Maralie. All in favor.

b. Zoning Amendment Application for Second and DeBruyn

The property owner has requested to rezone the property from Mixed Residential (MR) to RS5000. The property is two parcels totaling 16,685.6 SF. It was the subject of a rezone from RS7200 to MR as part of the Comprehensive Plan review. The owner has determined that the MR zone is more restrictive than the RS5000 zone and is therefore requesting to amend the zoning to be consistent with the surrounding residentially zoned properties.

Should the zoning amendment application be approved the owner intends to subdivide the parcels to create three RS5000 lots and build a single family residence on each lot with an attached ADU and detached ADU.

Brigid introduced the application for the Board's information. The application must go through notice process, SEPA determination and a public hearing held by the PAB.

c. Open Meeting Act and Public Records Act training

All members must review the Powerpoint slide shows on these subjects. All members of City boards, commissions and Council, as well as City staff must review this information. Please let Darlene know when you have completed it.

Rhonda volunteered to compile a table of contents that would be helpful to build a resource manual for PAB members. She passed the PPT links to Casey.

d. Coles Valley/PUD code Update

Brigid said an email update will soon be sent out to the email list which includes to people who attended the Feb 26 public meeting who provided their email address. This email will include a spreadsheet of all the comments made at the community meeting and the joint Council/PAB meeting.

A second community meeting was not part of the terms of reference for the process. Brigid is recommending that the developer hold another community meeting which may have to be a virtual meeting.

Burt made the recommendation to Council that a second community meeting be held by the consultants once the draft code is completed. Rhonda seconded the recommendation. All in favor.

## 5. New Business

a. Brigid reported on a couple of items from the May 4<sup>th</sup> Council meeting.

Langley Main Street and the Chamber of Commerce requested that Council allow restaurant and retail stores to be able to conduct business on the sidewalks and in the parking stalls. This may require First St to be made one way (from west to east) for part of the day.

This could be completed using the emergency declaration authority granted to the Mayor. City staff is working with lawyers and Langley Main Street and Chamber of Commerce have prepared a survey for business owners to complete to give their input into this request.

Board members were generally supportive of this concept.

Council also requested that the Mayor make a proclamation for people to wear masks in the Central Business District.

Brigid will send out a copy for the PAB's information.

Board members suggested this proclamation be well advertised and posted around the City and in the SW Record.

b. Brigid reported that we continue to receive land use and building permit applications and we are processing these.

Burt mentioned that we are coming up to the one-year mark for the adoption of the Short term rental code and Council required the Planning Dept and PAB to report back at that time. Burt volunteered to assist with this.

**6.** The meeting was adjourned at 3:57 pm

**7.** Next Regular Meeting: June 3, 2020