



**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD REGULAR MEETING
November 1, 2017**

The meeting was called to order at 3:00 PM.

ATTENDANCE

PAB: Christy Korrow, Chair, Roger Gage, JR Fulton, Maralie Johnson (alternate), Rhonda Salerno

Council: Dominique Emerson, Burt Beusch

Staff: Brigid Reynolds, Planner

Regrets: Sommer Harris

1. Approval of the Agenda

Approved

2. Conflict of Interest Statement

The Chair read the conflict of interest statement.

JR Fulton expressed a conflict of interest due to the recently purchased property at 2nd and DeBruyn Ave and that the property has been proposed to be rezoned from residential to neighborhood business since 2014.

Maralie Johnson expressed a conflict of interest due to her involvement in the Tiny Homes for Christ initiative.

3. Minutes

Minutes of October 4th regular meeting were approved with a correction to the spelling of Rhonda Salerno.

4. Proposed rezone of properties from residential to neighborhood business

JR Fulton recused himself and left the meeting at 3:13 pm

Planner Reynolds provided background regarding the properties that are proposed to be rezoned from residential to neighborhood business.

The original request to rezone the property at 2nd St and De Bruyn Avenue was made by the previous owner in 2014 and was discussed by PAB in the past. JR Fulton informed the Director of of Planning that he and his partner made an offer on the property and asked if there was a conflict. Brigid explained she contacted the City's lawyer who confirm that JR is not in conflict due to the nature of the action.

The zoning of the Visser property as residential became apparent when the property came up for sale. The proposal to rezone the property came from the Planning Department in order to recognize its historic commercial use as a funeral home.

Whidbey Telecom recently expressed a desire to rezone their property on 3rd and DeBruyn from public use to neighborhood business to create more opportunity for their workers. Rhonda expressed concern regarding some of the regulations in neighborhood business for example setbacks, lot coverage, building siting. Brigid provided some clarification that there are other parts of the code guide the form and character of development.

Brigid introduced the permitted uses in the neighborhood business zone, the conditional use process as well as possible revisions to the neighborhood business.

Barbara Scott read a letter of concern regarding the proposed rezoning of the lots at 2nd and DeBruyn to neighborhood business and requested the PAB delay any decision on this matter due to the potential impact on the residential neighborhood.

Walt Blackburn stated there is no definition in the Code for neighborhood business or goals to guide such a use. He also referenced the nuisance code that needs to be considered and referenced a precedence from Brier that could be useful. He also expressed concern about the timing.

Another citizen stated concern with neighborhood business use due to recent conflicts. She also requested and delay.

Susan Scott asked for a delay in any decision.

George Henny of Whidbey Telecom spoke about his goal and the need to provide more housing for Whidbey Telecom staff. These lots provide this opportunity to establish a compatible use and workforce housing. He recently submitted a request to the Planning Department in this regard. He indicated he was not in a hurry.

Dominique Emerson spoke as a private citizen asking about what exactly is proposed for neighborhood business uses as well as asking about the conditional use process. Brigid discussed the process by which a conditional use application is processed.

Rhonda made a motion to recommend that Council and the PAB delay any decision regarding the potential rezonings of the properties to neighborhood business as well as the uses (current and proposed). Seconded by Maralie.

Dominique Emerson spoke as Council member to confirm that the proposed rezonings were introduced for information but that Council has not reviewed it as an ordinance or granted any readings.

Burt Beusch confirmed that this is a sensitive issue and understands it may be too early to vote on this.

Christy expressed concern about this delay affecting the Visser property.

The motion was amended such that the PAB recommends to Council that they hold off making any decision on redesignating the properties from residential to commercial so that the PAB can

have further discussion about the proposed commercial uses and that the Visser property not be included in this delay.

George Henny confirmed he has no plan and no concrete timeline.

Motion passed with 3 in favor and 1 abstention.

Brigid introduced the revised draft Table 18.09 with changes to the Neighborhood Business zone and some proposed definitions to identify those that maybe more compatible with residential uses. Other items discussed include the conditional use sections of the code. As well as the potential of downzoning lands. PAB members were invited to review other precedence and provide suggestions on the subject.

JR Fulton returned to the meeting at 4:40 pm.

5. New board member training

Brigid stated that no ethics training as been scheduled. Christy suggested it might be useful for all members to attend the training.

Rhonda stated that it would be helpful to create a manual for new members and/or establish a mentor program for new members to they may have a better understanding on the issues.

6. Next meeting

The next meeting will be December 6th.

The meeting was adjourned at 4:50 p.m.