

**MINUTES**  
**CITY OF LANGLEY**  
**PLANNING ADVISORY BOARD**  
**December 10, 2012**

The meeting was called to order at 3:03 pm.

**ATTENDANCE:**

Members present: Jim Anderson, Roger Gage, Gail Fleming, Dominique Emerson, Kathleen Waters (alternate)

Members absent: Thomas Gill

Staff present: Jeff Arango

**APPROVAL OF MINUTES**

Motion by Dominique Emerson to approve the minutes with changes as noted. Seconded by Kathleen Waters. Motion passes 4-0.

**PUBLIC HEARING – COMMERCIAL DEVELOPMENT ADJACENT TO SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS**

Public Hearing – entered at 3:04 PM.

Maureen Cooke, owner of Mo's Pub and Eater at 317 Second Street stated she supports adoption of the ordinance as written.

Bob Trenchard, owner of Mo's Pub and Eatery at 317 Second Street also stated he supports adoption of the ordinance as written.

There was not further public comment.

The public hearing was closed at 3:10pm.

Motion by Dominique Emerson to recommend adoption to the City Council. Seconded by Kathleen Waters. Motion passes 5-0.

**COMPREHENSIVE PLAN AMENDMENTS**

Jeff Arango stated that the comprehensive plan must be amended in the near future as a result of the Shoreline Master Program Update. Since comprehensive plan amendments are limited to once per calendar year the city should take the opportunity to make other needed amendments to address current planning priorities. Jeff stated that the city will embark on a major update to the comprehensive plan prior to adoption in 2016 that will address the size of the city's urban growth boundary and other more

substantive issues with the comprehensive plan. The proposed amendments for next year will be limited in scope. Jeff reviewed the list of proposed amendments as outlined in the staff memo.

Roger gage stated he has concerns regarding traffic flow into the RV park from the corner of Fairgrounds Road and Langley Road.

The PAB stated that while they believe the fairgrounds may be the best location, the comp plan should include support for an all seasons RV park and multiple parks at any appropriate locations within the city limits.

The PAB questioned whether it is possible to amend the ingress/egress to the fair so it's not through the proposed RV park location.

Jim Anderson stated that the vision/intro section of the comp plan should be rewritten.

The PAB expressed a desire to have a work plan for 2013. Jeff Arango stated he would provide a draft work plan for the PAB at the January meeting.

### **CAPITAL PLAN ILLUSTRATIONS**

Jeff Arango reviewed a set of maps and illustrations for the 2013 capital plan.

### **AUDIENCE INPUT**

No audience input.

### **ADJOURN**

Meeting adjourned at 4:40 PM