

MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD  
January 7, 2014

The meeting was called to order at 3:05 PM.

ATTENDANCE: Roger Gage, Gail Fleming, Sue Walsh Dominique Emerson, Paul Goldfinger

Absent: Aaron Simpson

Staff: Jeff Arango, Cheryl Knighton

Motion by Dominique to approve the November 6<sup>th</sup> minutes, second – Gail, approved.

### **Code Amendments**

#### **Land Use Table**

Jeff talked about the Land Use Table and the proposed changes to be made. Dominique asked what the definition of “Home Occupation” was, Jeff explained and gave an overview of what changes were made to the Table.

There was some confusion as to what was the current table verses the proposed changed table. Sue clarified.

Dominique has concerns regarding the Comp Plan does not support the table. At question is the residential/commercial zone. Roger also asked about the “Legend”. What do the letters mean on the table? Jeff explained the definition of each and said he could add to the map. As the board went through the table they noticed some changes that still should be made. Jeff will update it and bring ti back to the board at the next meeting.

Sue suggested they work through items 1-7 one at a time. Jeff gave some history on the Langley Municipal Code. There was much discussion on each of the items. It was decided that the Multi-Family Opportunities and the Retail in NB Zone need to come back to the board for more discussion before approving. The rest of the items Cottage Housing, Tourist Accommodations, Churches and Schools, New Land Uses, Eliminated Hazardous Waste Facility were all approved after discussion.

\*It should be noted that when the Comp Plan comes up for review that the P1 zoning, the Retail NB and the Multi-Family should be looked at and possibly changed.

### **Zoning District Standards**

Some discussion on Height Modification, Eliminate References to Binding Site Plans, Eliminate Central Business Public Overlay Zoning. All were approved. The Renaming of the Central Business District to Downtown was not approved and after discussion, the board feels it needs to come back for more review and discussion.

### **Landscaping and Tree Retention**

City Forester, Tree Removal from Critical Areas, and Heritage trees were all discussed. Still some concerns over 9D and how the “City Forester” will be defined and by whom. It was decided that this item should be revisited and brought back to the board before approving.

Meeting adjourned at 5:05PM