

**MINUTES  
CITY OF LANGLEY  
PLANNING ADVISORY BOARD  
November 6, 2013**

The meeting was call to order at 3:05PM

**ATTENDANCE:**

Members present: Thomas Gill, Roger Gage, Gail Fleming, Dominique Emerson, Sue Walsh, Aaron Simpson

Staff present: Jeff Arango, Cheryl Knighton

**APPROVAL OF MINUTES**

Minutes were approved with changes.

**Code Amendments**

**Landscaping and Tree Standards**

Jeff went over the proposed code amendment changes. He explained that the code needed to be changed to be more specific. Some discussion on taking out the 15,000 sq. ft. in 15.01.725 "B". Everyone thinks that it should be removed from the section. Sue thinks there should be more "intent" added. Why are you taking out the trees etc? Possibly more guidelines added.

"City Forester" needs qualifications. What qualifies a person to be a "forester"?

Tree Retention. Some discussion on iv and depending on the situation there may not be enough room on someone's property to replace one tree with two. Change v to be its own line to 6 and add a reference to critical areas and add wording to reflect structures and navigation.

Gail said she was wondering how people will know about this changes and the guidelines. Jeff explained there would be outreach and education to the public, hopefully through our website. He would also put a mitigation plan in place.

Some discussion on Heritage Trees. Is there a purpose within this code? Could there be an incentive to register a tree as such? Jeff will do some research.

Sue asked if there was a historical registration on the downtown area. Jeff said there is some data but not what he would like to see. Possibly take this task on next year.

## **Land Use Table**

Jeff explained the definition of the letters in the table. He basically is cleaning up the language. Taking out duplicates. Added basic items like Public/cultural facilities. He tried to refine the category's to make it simpler. There was much discussion on items to be added, combined or eliminated.

There was some discussion on residential parking on 1<sup>st</sup> street. And on what type of businesses should be on 1<sup>st</sup> street i.e. real estate offices, insurance offices.

Jeff talked a little about the reorganizing of the DRB and how he is slowly educating them on the changes he would like to make. He will give a more in depth presentation at the next meeting.

This is Thomas' last meeting as a member, as he will be a council member. Roger nominated Sue as Chair. After some discussion it was thought that Sue and Dominique could co-chair the position. It was approved unanimously.

The walk about to look at trees was postponed to another time.

Meeting adjourned 4:50PM