

MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
August 19th, 2014

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

ATTENDANCE: Gail Fleming, Dominique Emerson, Aaron Kotz, Roger Gage, Sue Walsh
Staff: Jeff Arango, Kaity Haima, Emily Ritchie.

Dominique requested the minutes be amended, stating Aaron did not demonstrate or rigorously prove the owners of the Doghouse could easily make a profit, but that he instead gave his opinion about a process that could be used to calculate the possibility of a profit.

Dominique also stated that the group did not agree Langley needed to become a “full service” community that had the basics like a gas station, drug store, hardware store, etc. However, the majority agreed it would be desirable for Langley to have more basic services like this.

Minutes approved, if amended.

DISCUSSION – Maintenance Demolition of Historical Buildings

Jeff reviewed the items changed from the 2nd draft of the proposed changes to the code. On the second page of the proposal, 18.16.10A that requires assistance for a third party reviewer will be expanded to be at the applicant’s expense. If the owner applying for demolition uses the community benefit reason to justify their application, they must provide a redevelopment plan up front. And, after the building is demolished, the owner has one month to begin building unless there is inclement weather.

Gail asked if the three different conditions for approval for demolition could be listed as 1, 2 and 3. As it is described right now in the proposal they do not appear as separate conditions.

Motion for public hearing on September 10th at 3 pm, seconded and approved.

DISCUSSION – Interactive Comprehensive Plan

Emily described the efforts being undertaken to translate the comprehensive plan into an online, interactive format. The PAB was interested and supportive.

Dominique brought up the concern that it would not reach portions of the town’s population that does not use a computer. Jeff and Emily agreed that the conventional form of the plan would still be available in a document format. A diverse approach to outreach methods, like public meetings and personal interactions, would also be encouraged alongside the online version. The group agreed incorporating action agendas into the interactive, online version of the comprehensive plan would be a good goal to work towards. Jeff shared another example of an online community engagement tool, Envision Neligh, that could be used for inspiration.

DISCUSSION – Neighborhood Business District

Dominique made a motion that the board recommends not expanding retail into the neighborhood business district, however should retail be added it should be limited to the three parcels Jeff designated as an overlay district. They will plan to look at retail in the neighborhood business district as part of the comprehensive plan update. Roger seconded, motion approved.

The next meeting will be on September 10th, 2014.

The meeting was adjourned at 5:25 PM.