



City of
Langley Washington

Frequently Asked Questions About The Water Management System Improvement Bond Measure

CITY OF LANGLEY

2019 WATER MANAGEMENT SYSTEM IMPROVEMENT BOND FREQUENTLY ASKED QUESTIONS

Q: Will the waterline be replaced the full length of Edgecliff Drive as part of the bond plan?

A: The waterline will be replaced on Edgecliff Drive from Camano to Furman Avenues on Edgecliff Drive as part of the Bond Funding. However, The City will replace the waterline from Furman Avenue east to Wilkinson Road on Edgecliff Drive during the Bond Project construction to take advantage of the economies of scale. This portion of the waterline replacement will be funded from the Water Capital Fund.

Q: When sewer lines are extending will I be required to connect?

A: Sewer Connections are required under certain conditions. Langley Municipal Code section 13.50.110 requires connection if the property is within 200 feet of a sewer line and the following conditions apply

- ♣ New residential development

- ♣ Expansion/remodel of an existing dwelling unit when the value of the improvements are 50%
- or more of the appraised value
- ♣ Change of ownership, or
- ♣ Onsite septic system fails and cannot be repaired.

Q: Why can't the City just get loans?

A: The Langley Infrastructure Committee looked into multiple financing options. The City is eligible to get loans but have limited ability within each fund to payback a loan. Funds from one utility cannot be used for another utility. Each utility has its own enterprise fund that is supported by rates and participation fees. Funds are not available within each utility to support the payback of loans required to complete the proposed projects. This means that each project would have to be constructed separately when funding becomes available, therefore the economies of scale would not apply, resulting in significant cost increases per project per utility.

Q: Does the Wastewater Treatment Plant have the capacity to serve the properties on Furman & Decker Avenues?

A: Yes, the treatment plant was originally designed to accommodate flow from all areas of town with the exception of those properties located within the RS15000 zone district.

Q: Did the property owners on Furman and Decker Avenues pay Utility Local Improvement District (ULID) charges to build the sewer treatment plant?

A: Yes, all lots established before 1992 with the exception of properties in the RS15000 zone paid into the ULID to build the Treatment Plant. These properties are currently unable to connect to sewer as there is no supporting infrastructure. This limits their property use due to Municipal Code restrictions as well as septic drain fields and reserve area requirements



Q: How does the City plan to achieve the required 10-foot water and sewer line separation along the narrow roads?

A: There are multiple ways to address this issue. The City will first seek variance from the Department of Health (DOH) as it is common practice to install a sleeve (pipe with in a

pipe) over one or both of the utilities where 10 foot of separation cannot be achieved. Another option is for the City to request an easement from the affected property owners.

Q. There aren't any projects proposed on my street. How will the proposed infrastructure changes affect me?

A: The proposed sewer projects are designed to reduce water infiltration. This is ground water that enters sewer pipes through cracks and failed gaskets. The management of infiltration is required by the City's National Pollutant Discharge Elimination System (NPDES) Waste Discharge Permit issued by the Department of Ecology. Infiltration is an unnecessary expense to the utility. It utilizes capacity within the system, requires treatment and at large volumes can overwhelm the sewer treatment plant resulting in overflow of untreated sewage into the Sound.

The financial work completed to date shows that the passage of the bond will moderate future utility rate increases. By consolidating the projects from multiple utilities the city is able to take advantage of the economies of scale lessening the overall cost per project, and minimizing disruption.

Q. What is a "latecomer agreement"?

A: Latecomer agreement regulations are outlined in LMC Section 15.01.090. This allows a property owner who has installed street or utility improvements to recover a portion of the costs of those improvements from other property owners who later develop property in the vicinity and use the improvements. These agreements must be preapproved by City Council and are valid for a 15 or 20 year period depending on the utility.

Q: If the sewer is extended to Furman and Decker Avenues along Edgecliff Drive will the area automatically be rezoned to accommodate more growth?

A: No. Proposed changes to zoning must be undertaken consistent with the regulations found in Chapter 18.46 and 18.38 of the Municipal Code, state statutes and common law.

Q: What is the RS7200-WS zone district for properties along Edgecliff Drive?

A: In the late 90's zoning for properties on the south side of Edgecliff Drive east of Fuman Avenue to the eastern edge of the City was RS7200-WS. The intention was that when sewer got built in that area of the City the zoning would change from RS15000 to RS7200.

In 2013, City Council approved Ordinance 993. This ordinance amended the zoning for these properties to be RS15000. The RS7200-WS zone district was eliminated so that no properties have this zone designation. However, this reference was not removed from the zoning map. Removing this RS7200-WS reference is being included in the next round of code amendments that the Planning Advisory Board is currently working on.

Hard copies of this FAQ are available at the City Hall front desk or on our website at:

<https://www.langleywa.org>

