



**MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD REGULAR MEETING
August 2, 2017**

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

ATTENDANCE

PAB: Christy Korrow, Chair, Roger Gage, Rhonda Salerno, JR Fulton

Council: Dominique Emerson and Burt Beusch

Staff: Brigid Reynolds, Planner and Randi Perry, Utilities Supervisor

Guests: 11 residents

1. Approval of the Agenda

Approved

2. Minutes

Minutes of July 10th regular meeting were approved.

3. Randi Perry, Utilities Supervisor – Water and sewer infrastructure

Randi gave a power point presentation regarding the City's water and sewer infrastructure current capacity and presented future capacity based upon a couple of growth scenarios.

Randi answered questions related to the following:

- Capacity – the WWTP is currently at 60% capacity
- Life span – the plant does have a limited lifespan and future requirements are a consideration for long term budgeting
- Modelling,
- Trigger for plant expansion – 85% capacity is the trigger for sewer expansion
- Water rights – the State grants the City water rights
- Water reclamation – at a large city wide scale this would be very expensive and require lots of land. It is possible for individual homes and developments to reclaim water.
- Sole source aquifer monitoring – the city monitors the aquifer at its two well sites. The aquifer is measured twice a year in August and April.
- Water conservation – the City has an ongoing water conservation program which could be more heavily subscribed.
- Alternative methods for wastewater treatment such as composting toilets or engineered septic systems - the State requires fully incorporated jurisdictions to provide services for sewer, water, stormwater and transportation to support development within its borders.
- The trigger for someone to have to switch from septic to sewer - this is regulated in LMC 13.50.110

Other comments:

- The current water rate structure may not be high enough to encourage water conservation.
- The State requires concurrency for transportation and some jurisdictions have adopted the standards for sewer and water. Concurrency that improvements or strategies are in place as the time of development or that a financial commitment is in place to compete the improvements or strategies within 6 years. Local governments have flexibility how to apply concurrency within their plans, regulations and permit systems. RCW 36.70.070(6)(b)

4. Comprehensive Plan Background to Elements

Transportation

Brigid reviewed the draft backgrounder and received the following comments:

- Include reference to City fleet choices and using lower emissions or electric vehicles.
- Note that there are a number of EV charging stations in the City of Langley
- Add more discussion about trails and pedestrian network and the city's walkability
- Reference Dan Burden's walkability analysis
- Add a section on parking

Sustainability

Comments from PAB

- Include reference to and discuss briefly resiliency and emergency preparedness
- Add a section on the environment including in particular the bluff system
- Make reference to the city leading by example such as fleet choices, possible solar installations on public buildings, etc.

5. Housing

Brigid presented a map of the city that delineated an area that is within ¼ mile of a point in the downtown core and that this area be designated to permit multi-family as a conditional use. That the type of multi-family is consistent with the 'missing middle' housing typologies and fit Langley's context. This proposal is one that has been used by the town of Le Connor with apparent success and acceptance by the community. This proposal does not constitute 'spot zoning' as was suggested at a previous meeting. Whether or not this map should be included in the Comp Plan requires confirmation.

6. Walk about to look at parking in the City of Langley

PAB members agreed to meet on Saturday August 5 at 11 am at the Star Store to look at parking.

7. Next meeting

The next meeting will be September 6th.

The meeting was adjourned at 5:00 p.m.