

MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
October 21, 2015

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

Members Present: Sue Walsh, Gail Fleming, Dominique Emerson, Roger Gage

Absent: Ron Kasprisin

Staff: Michael Davolio, Doug Yormick

Sue Walsh opened the meeting at 3:00PM.

The minutes of the September 16, 2015 and October 7, 2015 meeting were reviewed and approved.

Michael gave a handout to the board on "Short Course in Local Planning". A class that will be presented in Coupeville. He encouraged them to go.

UGA

Sue gave a background from the council meeting on Oct 19, 2015 of the process so far so that the audience knew where they are in the process. Michael explained what properties need to be included in the UGA and why. Sue moved to include parcel #4 in the City's revised UGA Plan, based on property right considerations and the parcel's relationship to the 1991 City Sewer Agreement that extended the City's sewer line through property outside the City limits. Approved.

Land Use Element

Sue recapped what has already been done with council and county. Everyone has given Michael what they feel are the important items to be changed. He will make the changes and give them copies. Sue would like to see an annual review be done to help implement the plan. Possibly an overlay on the downtown and fairgrounds could be looked at again. She would like more codification on the items that are important to them. Michael agrees, possibly add a development guide after the regulations are implemented. Some discussion on "Light Manufacturing vs "Cottage Industry". It had been decided that it would be called "Light Manufacturing" but now possibly "Cottage Industry". What are the definitions? Defining needs to be done carefully. Michael will put something together and give it to the board for review.

Gail had more changes to give to Michael. There needs to be language to address the importance of rural lands surrounding the city. No one wants to see commercial buildings or parking lots in the "gateway" into the city. Some discussion on Impact Fees and SEPA.

All of the items that have been submitted the board has concurrency on. Michael will highlight the changes so that you can see them easier. He will work with Dominique on the definitions of light industrial/cottage manufacturing.

Sue wants to schedule another public hearing before the end of the year. It was decided it would be on November 18 at 6:30PM. A notice will go out on the utility bills. Kathleen Landells' suggestions will be implemented with the boards' approval and they did so.

Parking Study:

Doug gave a presentation of the parking study he did in June and July. He explained that he used the same method that was done by the previous planner. He explained where the different districts were and how many parking spots were in each. The conclusion of the study is that we have plenty of parking.

Additional Items:

Gail had some questions regarding tree removal on city property. Michael directed her to Stan.

Meeting adjourned: 4:55 PM