

MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD WORK SESSION
October 7, 2015

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

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

Absent: none

Staff: Michael Davolio, Stan Berryman, Doug Yormick

Sue Walsh opened the meeting at 3:00PM. She explained that this meeting was a work session, and not a formal meeting. She advised members of the public who were in attendance that Public input would be taken at the end of the meeting.

The Board welcomed Ron Kasprisin as its newest member.

The minutes of the September 16, 2015 meeting were reviewed. They will be voted on at the next regular meeting.

Michael indicated that, although the Utilities Element was not on the agenda, Public Works Director Stan Berryman was in attendance at the Board's request. Gail had questions related to the water system, and specifically whether the city's estimates of per capita daily water consumption were still accurate. Stan said that he would check, and get back to the Board. She also asked whether the city would consider alternative sewer/wastewater systems.

UGA

Michael presented a staff report that provided details of the recent meeting that he and Mayor McCarthy attended with county representatives. He noted that the county's insistence on using their data and assumptions was related to their dealings with Oak Harbor. Based on this, the revised UGA map now shows only three parcels, each of which contains an easement where the city's sewer line goes to the wastewater treatment plant. Because of GMA requirements and Countywide Planning Policies, the county has agreed that these parcels cannot be removed from the UGA. This new UGA map will be presented to the City Council for their action. The properties that will be removed from the UGA will be placed in an expanded Joint Planning Area. Michael will work with county staff to review these properties on a parcel-by-parcel basis, to determine which parcels will be designated as Future UGA, and which will be designated as having long-term rural significance.

Land Use Element

Gail asked for updates on some tables shown in the plan, and asked that the tables be removed if updated figures are not available.

Dominique asked which version of the Land Use element the Board was working from. Because there is some confusion on this issue, Michael agreed to provide an updated version to the Board within two days. The updated version will include the written comments and questions that Gail had previously provided. Revisions will also be posted online.

Sue wants the Board to focus on action items, and wishes to set a date in the near future for the next public hearing on the plan. She wants the staff to focus on ways to get information out into the community.

Public Comment:

The Tillmans expressed concern about the removal of the Fossick Farm from the UGA. Although the land has been used for agriculture for more than 100 years, they are getting older and would like some flexibility in their future use of the land. They requested information on how to appeal the decision on the UGA.

Other audience members wanted to know where they can find information online regarding the comprehensive plan.

Additional Items:

Short Plats. Michael provided information to the Board on two short plat applications that the staff is processing. This information is informational only, as the approvals are administrative and do not require PAB action. Questions were asked regarding parking requirements for the short plat on First Street. The city formerly had a “fee in lieu” fund for residential downtown parking, but that program no longer exists.

Annexation. Michael referred to a staff report he had prepared on this issue, related to a “letter of request for annexation” that has been submitted to the City Council. Michael explained the process that would be followed to meet legal requirements, including a future public hearing that would be held before the PAB. Several members of the Board expressed opposition to the annexation request, as did members of the audience.

Meeting adjourned: 5:10 PM