

MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD
September 2, 2015

The meeting was called to order at 3:03 PM.

ATENDANCE: Gail Fleming, Dominique Emerson, Roger Gage. Absent: Sue Walsh Staff: Michael Davolio, Cheryl Knighton, Doug Yomick

Dominique opened the meeting at 3:03PM. She explained the flow of the work session and that comments from the audience may be made at the end of the session if time allowed. Sue had sent her some topics that she wanted to be considered:

1. Add a new item to the agenda to read "Deliverables for the next PAB Agenda"
2. Attach all comments submitted related to the Comp Plan Update to be forwarded to the PAB members as an attachment to the agenda.
3. Prepare a briefing paper for joint meeting with City Council detailing the rationale for PAB's recommendation to shrink the UGA. Information to include: County projected growth and job date; intent of Growth Management Act to contain growth within City limits and related Shoreline Management Act requirements; City's financial capability to extend sewer and water infrastructure; assess opportunity to rezone land use designations to accommodate desired new growth – also consider turn over in housing and incentives to encourage usage of vacant building to meet needs for future; maintain village by the sea image.
4. Sewer Comp Plan: Identify capital items and implementation schedule for next 3-5 years. It is her understanding that only 60% of "households" are currently connected to the City's sewer system. What regulations are in place to require the remaining 40% to also connect?
5. Looking forward, what considerations and subsequent plans are in place to ensure healthy and adequate water supply for the City and other customers?

The board would like Michael to submit to them his presentation that will go to the council on the UGA next week with their packets.

Paul Weller with PACE, the city's engineering company gave a presentation of the Sewer Comp Plan that is being updated. He passed out a slide packet showing the existing analysis, and recommendations. The board would like Rani and Stan to be invited to the next meeting to speak on the CIP.

Public Input:

Lori Keith spoke on composting toilets. She would like the PAB to possibly include them in the development regulations. They are regulated by the County Health Dept. We would have to contact the health department to see what the regulations are so the City does not conflict with their regulations. Storm water on Edgcliff needs to be addressed. Phil Simon owns 15 acres that he would like to remain in the UGA. He would like to possibly build trails on his property for people to use.

LAND USE ELEMENT – Continued

Dominique read through the edited items that the board submitted at the last meeting. Everything was good except the “Light Industrial”. The board feels there is still more work to be done on this one. More defining. Possibly use the term “Light Manufacturing” instead. Water System – the board would like clarification on consumption between Commercial and Residential. Michael will continue to update the tables to current figures.

Discussion:

Sewer system ordinance was discussed. What are the rules according to the ordinance, when a connection is mandatory?

Old Business:

Cedar Circle regulations have not been produced yet. Michael still has not found them. What is the PAB role in finalizing a Plat? Send all minutes to the board after each meeting.

Meeting adjourned 5:00PM