

Langley City Council Meeting Minutes

May 4, 2009

Mayor Samuelson called the meeting to order at 6:30 PM. Present were City Council Members, Robert Gilman, Rene Neff, Bob Waterman and Russell Sparkman. Jim Recupero was absent. Also present were Director of Planning, Larry Cort; Director of Public Works, Challis Stringer, and Director of Finance/City Clerk Debbie Mahler. The flag salute was led by Councilwoman Neff.

MOTION: To approve the consent agenda as amended. Motion – Waterman, 2nd – Gilman. Motion passed with all in favor.

CONSENT AGENDA

- a. Council Meeting Minutes – April 20, 2009
- b. Claims Warrants in the amount of \$19,773.68
- c. Approval of Agenda

MAYOR'S REPORT

Kathleen Landel, Special Assistant to the Mayor, explained that the Neighbor-to-Neighbor kickoff was held at the Welcome the Whales Celebration with a potluck held at the old fire hall. The City does not have funding for grants this year, but the city will give technical assistance and help to neighborhood projects. The applications are due by May 18. We received 174 Parks & Open Space surveys back from citizens. Council members drew four surveys that will have coffee with the Mayor – Café Langley, Patty Thorn, Fred & Shannon McCarthy, and Brian McKenna were the winners. Thursday May 28th at 7 PM the Parks and Open Space Commission will hold an open house at St. Hubert's Catholic Church. Mayor Samuelson had an hour long meeting with Representative Rick Larson; lots of that time was talking about the harbor and finding federal funding to help with the expansion. Dane Anderson, consultant to the Port District passed out a new engineering plan for the expanded harbor that will be used in their permit application.

COUNCIL REPORTS

Councilmember Gilman reported that future changes with the Langley Middle School were reported in the paper last week. He stated that the school building is in a public use zone that he feels is good for the city and does not see a need to change the zoning at this time. Rene Neff reported that she attended two conferences this week. She went to a Main Street program in Vancouver, WA with Mayor Samuelson and Councilmember Sparkman. Today she attended the energy summit in Coupeville. Bob Waterman reported that this is Historic Preservation month. The Preservation Commission is doing several activities this month; there is an exhibit at the Library about historic Langley, some exhibits for downtown windows on history, a walking tour will be given twice this month and a program will be given later this month on Langley's Art Legacy.

Russell Sparkman reported that at the Economic Health Commission's last meeting they paired development projects they know are in the works and tried to match them with the established priorities of the commission and are looking at other ways to implement the priorities. Russell also attended a scuba conference and discussed the economic benefits of diving to a community. He also reported that the Main Street conference was very helpful and will report on it more at the next meeting. A small rally for hybrid cars was held last Saturday. Russell thinks it could be the basis for building and promoting an alternate energy and hybrid movement in the area.

DEPARTMENT REPORTS

Larry Cort reported that Langley has become a whistle stop on eco-tours of low impact development with the Highlands and other developments. Langley is an active participant in the low impact design workshop in Coupeville. There will be public discussion at the May 18th Council meeting to discuss the moratorium. Parts of the moratorium were lifted six months ago. Debbie Mahler reported on sales tax revenue for the first four months of the year. Challis Stringer reported that there was major maintenance performed at the sewer treatment plant last week. Public Works department asked citizens to conserve and put less water down the drain while this was going on. Citizens were able to conserve 40% during that week, which was great.

CITIZEN COMMENTS

Jim Anderson asked how long the moratorium will be in affect. He urged the Council to lift the moratorium because he feels it has gone on too long. Rhonda Salerno asked that the City write to the Department of Natural Resources and request to be informed of any logging permitted in our area so that the city can comment before logging begins. Rhonda brought up several issues she feels need enforcement action.

PUBLIC HEARING – STORM-WATER COMPREHENSIVE MANAGEMENT PLAN

Mayor Samuelson opened the public hearing at 7:36 PM. Engineer Ryan Goodman explained that the original storm-water plan was adopted in 1994. The city wanted to adopt low-impact development techniques into city code and incorporate new state regulations and state law and update the list of capital projects needed, so a new plan was needed. The final draft of the plan is complete. Ryan summarized portions of the plan and answered questions. Challis Stringer explained that after considerable public comment on the capital improvement projects listed in the plan, the priorities were revised. Robert Gilman explained that this is the city's governing document concerning storm-water and its permitting. This plan has an identified list of capital improvements that need to be done in the near and long term future. Projects will be done as financing becomes available. Prices in the plan for the projects are good faith estimates, the projects have not been engineered yet. The plan does not approve the commencement of the projects.

Langley has a large layer of impervious clay and cannot absorb a lot of ground water and needs considerable piping to handle storm water. Many of our roads are being eroded by storm-water. Rolph Seitle thanked Ryan and Challis for their participation in the preparation of the plan making it a truly local plan. He has many comments he would like to submit in writing as he feels it is too much to discuss tonight. Rolph feels it is basically a very good plan. Jim Sundberg stated that good healthy tree cover can prevent up to 80% of rainwater getting to the ground water system. He hopes that this can be linked into the plan. Rolph stated that any interceptor would need to be 15-30 feet below surface to pipe the water away from the clay level. The public hearing was closed at 8:03 PM.

ACTION ITEMS

MOTION: To bring to a first reading, an ordinance adopting the revised 2009 Storm-water Comprehensive Management Plan. Motion - Waterman, 2nd - Sparkman. Motion carried unanimously. Councilmember Neff stated that she feels public education is necessary and that each single family permit or remodel should be given information on permeable and impervious surfaces, low impact development techniques, runoff, use of plantings and trees, etc.

MOTION: To bring to a first reading, an ordinance amending Langley Municipal Code Chapter 15.01 Construction Standards. Motion - Neff, 2nd - Waterman. Motion passed with all in favor.

MOTION: To confirm the Mayor's re-appointment of Jim Sundberg and Melanie Shafaat to the Planning Advisory Board. Motion - Waterman, 2nd - Sparkman. Motion was confirmed unanimously.

MOTION: To confirm the Mayor's appointment of Ron Kasprisin to the Design Review Board. Motion - Neff, 2nd - Waterman. Motion passed without opposition.

Two requests for changes to city policies were presented, one by city staff to amend LMC Chapter 5.10 to allow the practice of erecting temporary structures to expand outdoor seating and promote musical and cultural events in the downtown area and to adopt standards for such practices. The second request came from a citizen, Harve Harrison who suggested an amendment to the zoning code concerning vacation rentals in the residential districts. The second request was put on hold until the present amendments to the zoning code are complete.

DISCUSSION

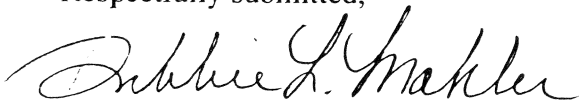
Callahan McVay and Bob Mitchell presented a proposal to rent the front portion of the old fire hall to have a glass blowing shop, with live demonstrations, workshops, classes, a blow your own hot shop and gallery. The space would need very few retrofits and the business could be ready to go very soon.

Wharf Street Area Design – Larry Cort reported that the survey of the Wharf Street area has been completed and the design concept for the area has been refined with true dimensions and topography. Staff has also prepared a draft Wharf Street Overlay Zone which attempted to capture the key features that would govern future development. Many of the Wharf Street property owners were in attendance and discussion ensued for some time.

Storm-water rates – current rates are \$2.90 per month. They have not been raised for over 14 years. The Street Fund has been subsidizing the costs of operation and maintenance of the storm-water system, decreasing the funds that can be used for street work. The rates would need to be raised to \$13.50 per month just to cover operation without any contribution to capital improvements that need to be made. Rates would need to be about \$22 per month to cover capital improvements. After considerable discussion and consideration of phased in rates, Council concurred that the rate must be raised to \$13.50 this year and they will continue to work on a plan to cover capital costs. Council also agreed that a communication plan is necessary to inform citizens of the increase and why it is necessary.

MOTION: To adjourn the meeting at 10:45 PM. M – Neff, 2nd
– Sparkman. Motion carried.

Respectfully submitted,



Debbie L. Mahler, Director of Finance/Clerk