City of Langley
Planning Advisory Board
AGENDA

September 6th, 2017 – 3:00 PM
LANGLEY CITY HALL
112 2nd Street, Langley WA

1. Call to Order
2. Approve agenda
3. New Business
4. Review minutes of August 2nd meeting
5. Debrief of August 8th parking walkabout – Christy Korrow’s comments attached
6. Comprehensive Plan Background to elements
   a. Parks and Open Space, Utilities and Capital Facilities, Economic Development
7. Reducing barriers for Solar PV – staff report attached
8. Final joint PAB/Council meeting and Public Meeting for the Comprehensive Plan
9. Citizen comments
10. Adjourn

Next Regular Meeting: October 4, 2017
The meeting was called to order at 3:00 PM.

ATTENDANCE
PAB: Christy Korrow, Chair, Roger Gage, Rhonda Salerno, JR Fulton
Council: Dominque 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.
Christy Korrow's comments re. August 5, 2017 walkabout

Being out in the field is an important way to inform our process and help us make better decisions. Thank you to JR for leading! And to Burt & Dominique and a full PAB--great attendance!!

There was a surplus of parking during the time we were out and about--tho the streets look and feel busy, when you actually count, there were many open spaces

There seems to be a perception that there isn't enough parking

Coming back at around 3:30 pm on a weekday would be good

There is a perception in a small town that parking two blocks away is not close to your destination, though in a city, I am happy if I can get a spot that close

There is very little handicap accessible parking

Parking is very important to merchants (this came up also during the council discussion on moving the bus stop)

Looks like we could make better use of the existing parking in the commercial district

Do employees take up prime parking spots?

As a hypothetical, it was discussed, what if Langley Village opened up their back parking to non-patrons (for instance this lot was largely empty on Sat late morn)? People might park there and then walk through the complex and end up stopping in one of the shops.

Is parking well marked? Especially the parking around the back of 2nd St--maybe wayfinding is working on this

Talked about the idea of allowing two parking spots to become a "pop-up" park for a weekend (on 1st St).

The initial reason we did this came out of our discussion on increasing housing density and the reduction of parking requirements. Our walk mostly focused on the downtown commercial area. In general I like what a pedestrian dominant street and downtown has to offer--but, as with any change, it needs to come with education and public process, inclusion of all stakeholders (walkers, bikers, merchants, handicapped, shoppers, local folks) and careful evaluation of the pros and the cons of for example removing on-site parking requirements as a way to incentivise affordability and/or density.

Brookhaven, lots of extra parking--often as people age they drive less.
Purpose
To consider Code amendments to reduce barriers for the installation of small solar PV systems.

Background/Discussion
In February 2017 the City agreed to participate in Sol Smart, a national designation program that recognizes communities that reduce barriers to solar energy development. Since then staff have been working with an advisor from Spark Northwest to review our Code and processes to identify what amendments are necessary for Langley. These proposed amendments include:

- Adopting an expedited building permit checklist for small scale (less than 15 kW) systems such that systems proposed to be installed consistent with the check list would not require a building permit.
- Amending the building permit fees for systems larger than 15 kW based or those systems that don't comply with the checklist on either a flat fee assessment or based on the value of the system less the panels.
- Amending the Code:
  - Allow solar energy systems by right as an accessory use in any zone
  - Not require applications for solar energy systems to be reviewed by the DRB
  - Exclude roof mounted solar energy systems from the maximum building height calculation provided they are less than a certain height.
  - Exclude ground mounted systems from impervious cover calculations
  - Permit ground mounted systems in setbacks

The proposed amendments are consistent with both the current (2013) Comprehensive Plan Utility Element Objective 2 and policy a and the draft Comprehensive Plan Goals UCF-8 and H-6 as well as policies UCF-8.1, LU-12.4, H-6.3, S-8.4 and S-9.4.

The details of these proposed amendments will be detailed in the final ordinance will come before the PAB. These amendments are proposed at this time so we can earn our Sol Smart designation before the end of October when our program support will end. Should we gain this designation the City would be the most northerly jurisdiction in the country to achieve it.

Recommendation
PAB recommends to Council that staff proceed with drafting an ordinance and once completed to hold a public hearing.