



112 Second Street
P.O. Box 366
Langley, WA 98260
(360) 221-4246

City of Langley

DESIGN REVIEW BOARD

MEETING AGENDA

January 18, 2023 @ 5 PM

HYBRID

112 2nd Street, Langley WA

Join Zoom Meeting

<https://zoom.us/j/97299948490?pwd=eXI3Q0lXVm1LSmxiTUt1TDJNbEttZ09>

Meeting ID: **972 9994 8490**

Passcode: **731402**

One tap mobile

+12532158782,,97299948490#,,,,,0#,,731402# US (Tacoma)

+13462487799,,97299948490#,,,,,0#,,731402# US (Houston)

Find your local number: <https://zoom.us/u/abSsME7ngW>

1. Call to Order
2. Approve agenda
3. Approve minutes December 20, 2022
4. Action Items:
 - a. DRB-23-001 (179 2nd St) Alley Mural - Signage
 - b. DRB-23-002 (104 2nd St) Library Remodel
5. New Business
6. Citizen Comments
7. Announcements
8. Adjourn

Next Regular Meeting: February 22 @ 5 pm

Guiding Principles for Citizen Committees and Boards.

- All advisory board and committee meetings are to be conducted in public session and noticed in accordance with state law, unless otherwise advised by the city attorney.
- Individual committee members and the collective group will be fair, impartial, and respectful of the public, staff, and each other.
- Committee members will respect the limitations of their individual and collective authority. The role of the committee is to advise the city council and/or staff. Please keep in mind that committee appointment does not empower you to make final decisions, unless authorized by state law or the group's enabling ordinance, or to supervise staff.
- Members will strive to appreciate differences in approach and point of view, whether from each other, the community, the city council, or staff.
- Each member will participate in the group's discussions and work assignments without dominating the discussion or activity of the committee.
- The committee chair will ensure that all members have a fair, balanced, and respectful opportunity to share their knowledge and perspectives.
- The committee will attempt to reach consensus on issues. If consensus is not possible, strong differing opinions, such as "minority" opinions, should be recorded and acknowledged in the committee's report to the city council.
- There should be "no surprises" from the committee, either in the nature of the work being undertaken by the committee or the method and timing for conveyance of recommendations to the city council. The staff liaison fulfills an important role in assisting the committee in this regard.

When presenting recommendations to the Council, it is essential that advisory group members keep the following in mind:

- all recommendations should be in written form;
- all ideas should be expressed in clear and concise language;
- proposed solutions should be viable and cost-effective;
- recommendations should identify the reasons for the changes suggested;
- the advice should reflect a consensus of a majority of the group members.



112 Second Street
P.O. Box 366
Langley, WA 98260
(360) 221-4246

City of Langley DESIGN REVIEW BOARD

MINUTES

November 15, 2022

LANGLEY CITY HALL

112 2nd Street, Langley WA

CALL TO ORDER:

The meeting was called to order at 5:04 pm by Commissioner Dalton

ROLL CALL:

Present: Commissioners Bob Dalton (chair); Dan Gulden; SandraJean Wainwright; Lisa Morgenroth (Alternate)

Staff Present: Meredith Penny, Director of Community Planning; Alex Cattand

Guest Present: Eddie Mulcahy; Sarah Muncey-Gordon

APPROVAL OF AGENDA:

1. The agenda was approved.

APPROVAL OF MINUTES:

2. The meeting minutes of the November 15, 2022 were approved after a motion by Commissioner Gulden and seconded by Commissioner Wainwright. All in favor.

WORKSHOP:

3. DRB-22-011 (207 Anthes Ave) – Deck

DRB motion by Commissioner Gulden and seconded by Commissioner Wainwright to recommend approval. All in favor.

4. DRB-22-012 (225 Anthes Ave #102) Bandbox Beauty Supply – Signage

DRB motion by Commissioner Wainwright moves that the project be approved with the following comment. Commissioner Gulden seconds. All in favor.

- Hanging sign to clear 7 ½ feet above finish grade.
- Provide hold harmless agreement per Section 18.35.060 D(1)

ANNOUNCEMENTS:

No announcements

ADJOURNMENT:

5. The meeting was adjourned at 5:20 pm
6. Next regular meeting: Wednesday, January 18, 2023 (due to holiday)



STAFF REPORT

DRB-23-001: 179 2nd Street – Alley Mural

MEETING DATE: January 18, 2023

STAFF CONTACT: Meredith Penny – Director of Community Planning

ATTACHMENTS: Sign Graphics, Photos

PROJECT DESCRIPTION

Andrea Mitchell & ALE (Alternative Learning Experience – 3rd-5th grade Art Class) with South Whidbey School District is proposing to temporarily install their mural in the place of the existing orca whale mural in the alley at 179 Second St (parcel # S7345-00-11014-0) while the existing one is being refurbished.

ANALYSIS

The proposed signs are reviewed by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections [18.34](#), [18.35](#) as well as the adopted [Design Review Standards](#).

18.34 – Design Review

18.34.010 - Purpose

The proposed temporary new mural to the existing commercial building is consistent with the purpose of the Design Review chapter of the Langley zoning code.

18.34.030 - Scope

The new sign is applied to an existing building in the Central Business zone and therefore requires design review.

18.34.050 - Application

The application was submitted to the planning official 10 days prior to the scheduled Design Review Board meeting.

Design Review Guidelines

- A. Site
No new development is proposed.
- B. Landscape / Lighting
The proposed mural would complement the design and character of the building and surrounding area per (B)6.

C. Building

The proposed mural would cover the untreated long surface of the façade while exposed during the refurbishing of the existing mural per (C)7.a.

The proposed art dimensions are 48"x192" or 64 SF.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a new application from Andrea Mitchell & ALE (Alternative Learning Experience – 3rd-5th grade Art Class) with South Whidbey School District on January 3, 2023.
2. In accordance with Section 18.34.060 of the Langley Municipal Code, planning staff have reviewed the application for consistency with the Municipal Code and Design Review Standards and recommend approval.

STAFF RECOMMENDATION:

That DRB recommend approval of the proposed mural at 179 Second Street.



Our mural is 4'x16', so it is 64 square feet. It represents Whidbey with the sound and the bunnies and the trees. It also represents the seasons. If our mural does not go on the side of the class blowing shop while the other one is being refurbished, it will just be a long gray wall. We are also making a wooden frame for our mural. This mural is appropriate for our city. Thank you for your help.

From,

The 3rd-5th grade ALE Art class, South Whidbey Elementary School



STAFF REPORT

DRB-23-002: 104 Second St - Library Remodel

MEETING DATE: January 18, 2022

STAFF CONTACT: Meredith Penny – Director of Community Planning

ATTACHMENTS: Exterior Design Proposal, Site Plan, Renderings

PROJECT DESCRIPTION

Hannah Krumheuer with Sno-Isle Libraries is proposing to perform exterior modifications to the existing structure at 179 2nd Street (parcel # R33034-134-3350). The proposal includes:

- Removal of existing window trellis at north elevation, existing entry trellis, columns and concrete stairs at south elevation.
- Siding and trim painting, energy efficient window replacements; new door glass panel at east elevation; new stairs, ADA ramp, guardrail and bicycle rack with canopy (option) at south elevation; new clapboard siding to replace existing wood shingle siding at north elevation; new clerestory dormer at roof and new roof shingles to match existing.
- New library sign at Second Street entry.

ANALYSIS

The proposed development is reviewed by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections [18.02](#), [18.09](#), [18.18](#), [18.34](#), as well as the adopted [Design Review Standards](#).

18.02 – Zone Districts

Libraries are consistent with the purpose of the Central Business zone, which is to provide for the sale of consumer goods and services appropriate to the area of the community they serve and compatible with nearby land uses.

18.09 – Land Uses

Libraries are a permitted use in the Central Business zone.

18.16 – Central Business Zone

The proposed modifications/upgrades are not subject to lot size, density, height, lot coverage, or setbacks.

18.34 – Design Review

18.34.010 - Purpose

The proposed modifications/upgrades to the existing library building are consistent with the purpose of the Design Review chapter of the Langley zoning code.

18.34.030 - Scope

The modifications/upgrades are considered exterior improvements to an existing building and therefore require design review.

18.34.050 - Application

The application was submitted to the planning official ten days prior to the scheduled Design Review Board meeting. A building permit shall be required before any improvements are made.

Design Review Guidelines

A. Site

No new development is proposed. The widening of the ADA ramp is proposed to meet current building code, minor changes are proposed to the site or outdoor spaces.

B. Landscape / Lighting

It does not appear that any new lighting is proposed. The existing south side (Second Street) vegetation is to be relocated to allow for the new bicycle canopy and rack.

C. Building

A new clerestory dormer at the center roof; a new entrance sign, upgraded ADA ramp, guardrail, and stairs at the main entrance are proposed. Also, the existing north elevation wood shingle siding to be replaced with clapboard siding.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a new application from Hannah Krumheuer with Sno-Isle Libraries on January 10, 2023.
2. In accordance with Section 18.34.060 of the Langley Municipal Code, Planning staff have reviewed the application for consistency with the Municipal Code and Design Review Standards and recommend approval.

STAFF RECOMMENDATION:

That DRB recommend approval of the proposed exterior improvements to the structure at 104 Second Street.

Langley Public Library

Design Review Application

January, 17 2023



Scope of Review

(any improvement to real property open to exterior view)

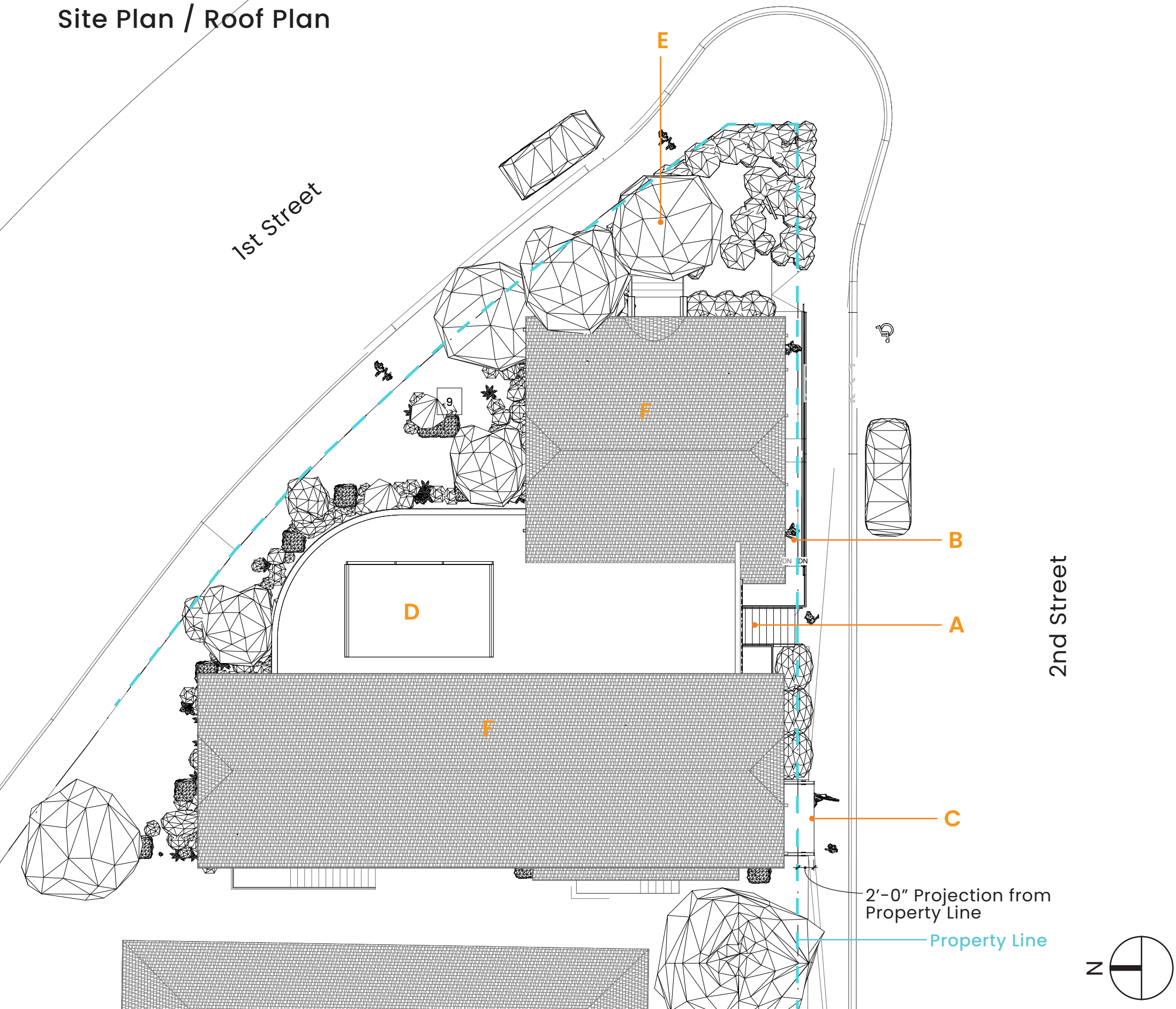
The project is the renovation of the existing library building and the renovation includes the main and lower levels of the building for a total of approximately 5,000 sq. ft. The project scope of work includes re-purposing the lower level to usable library space and space for library staff and fully renovating the main level to accommodate new library services.

Most of the works are limited to interior renovations and tenant improvements. The exterior appearance of the building will mostly remain the same and will maintain the look of the original library. There will be minor exterior works to address maintenance and to protect and maintain the historic appearance of the building as follows:

- Buildings – Removal of main entry
 - Removal of window trellis on the north window.
 - Existing shingle siding replacement with clap board siding on the north curved wall
 - Clerestory window / dormer on flat roof
- Structures – addition of clerestory dormer
 - All building should be as energy-efficient as possible through passive and active design (III,C,4), Clerestory is employed to provide maximum natural daylight into the interior space
- Landscaping – landscaping along 2nd street
 - Significant vegetation is preserved (III.A.2.)
 - Drought tolerant native plants are preserved, remaining in place or relocated (III.B.7.)
- Site screening – nothing proposed

- Parking lots – nothing proposed
- Pedestrian facilities – bicycle canopy and bicycle rack at main entry with wood slat screen
- Street furniture – nothing proposed
- Improvements – widen existing ADA ramp
 - Pedestrian circulation to be designed to provide convenient and safe movement (III,A,8)
- Use of open area – no outdoor space proposed
 - Existing landscape at the East corner of the property to remain
- Signs – library sign at bulkhead above main entry on 2nd street

Site Plan / Roof Plan



Proposed Design Elements

- A Removal of existing entry trellis and new concrete stair
- B Widen existing ADA ramp to meet current building code and new guardrail
- C New bicycle canopy and rack
- D Clerestory dormer
- E Existing trees and landscape to remain
- F Existing composition shingles to be replaced with new composition shingles

Existing South Elevation



Existing Conditions

- A Removal of existing entry trellis and new concrete stair
- B Widen existing ADA ramp to meet current building code and new guardrail
- C New bicycle canopy and rack
- D Existing windows to be replaced with energy efficient windows
- E Existing landscape to be moved and replanted for bicycle canopy
- F Existing power pole to remain

Proposed South Elevation

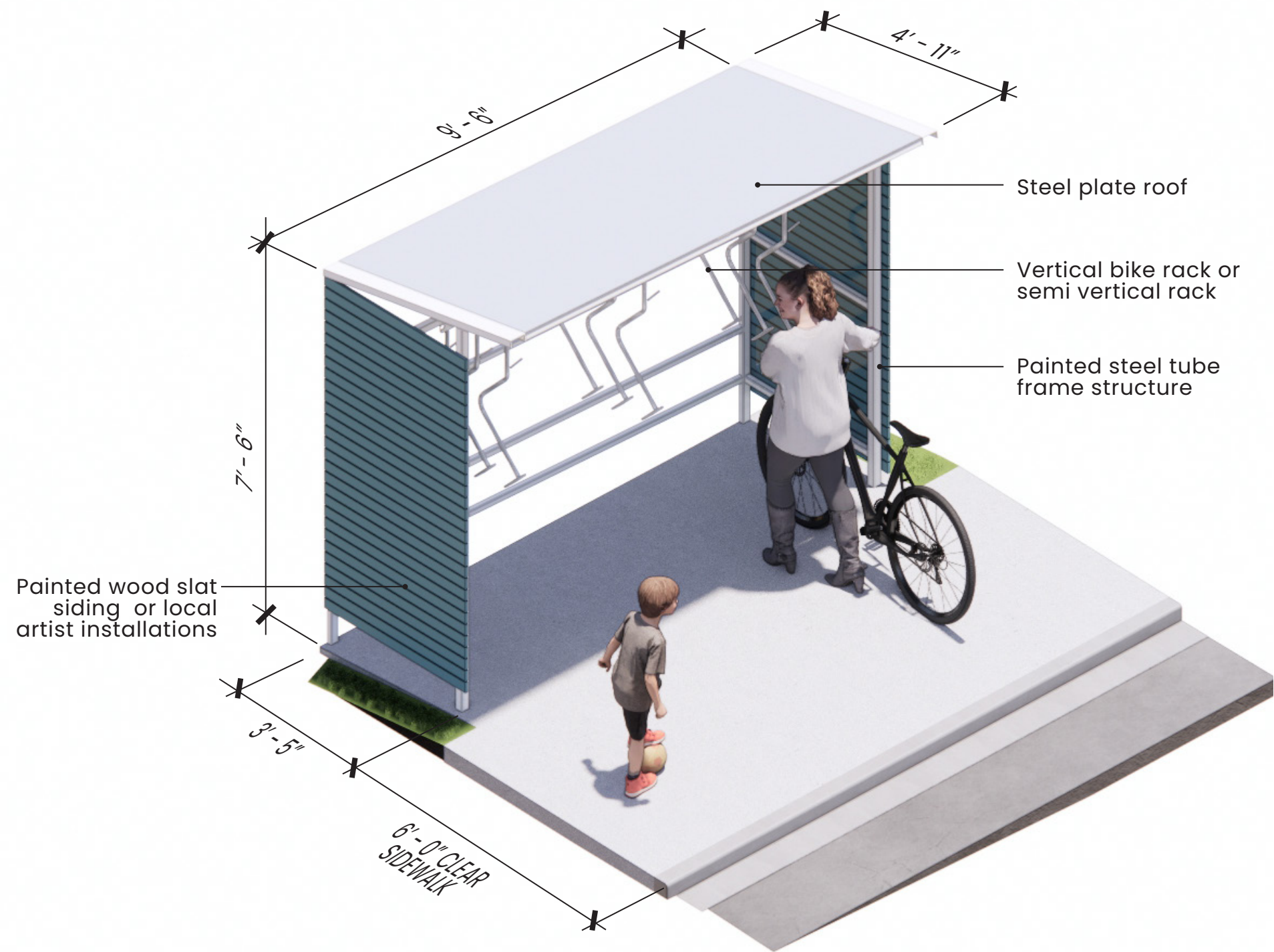


Rendering Langley Public Library, view from 2nd Street

Proposed Designs

- A New library sign at bulkhead
- B New ADA stair and ramp to meet current building code and new guardrail
- C New bicycle canopy and rack
- D Existing windows to be replaced with energy efficient windows
- E Existing landscape to be moved and replanted
- F Existing library sign and landscape to remain as is
- G Exterior siding to be painted

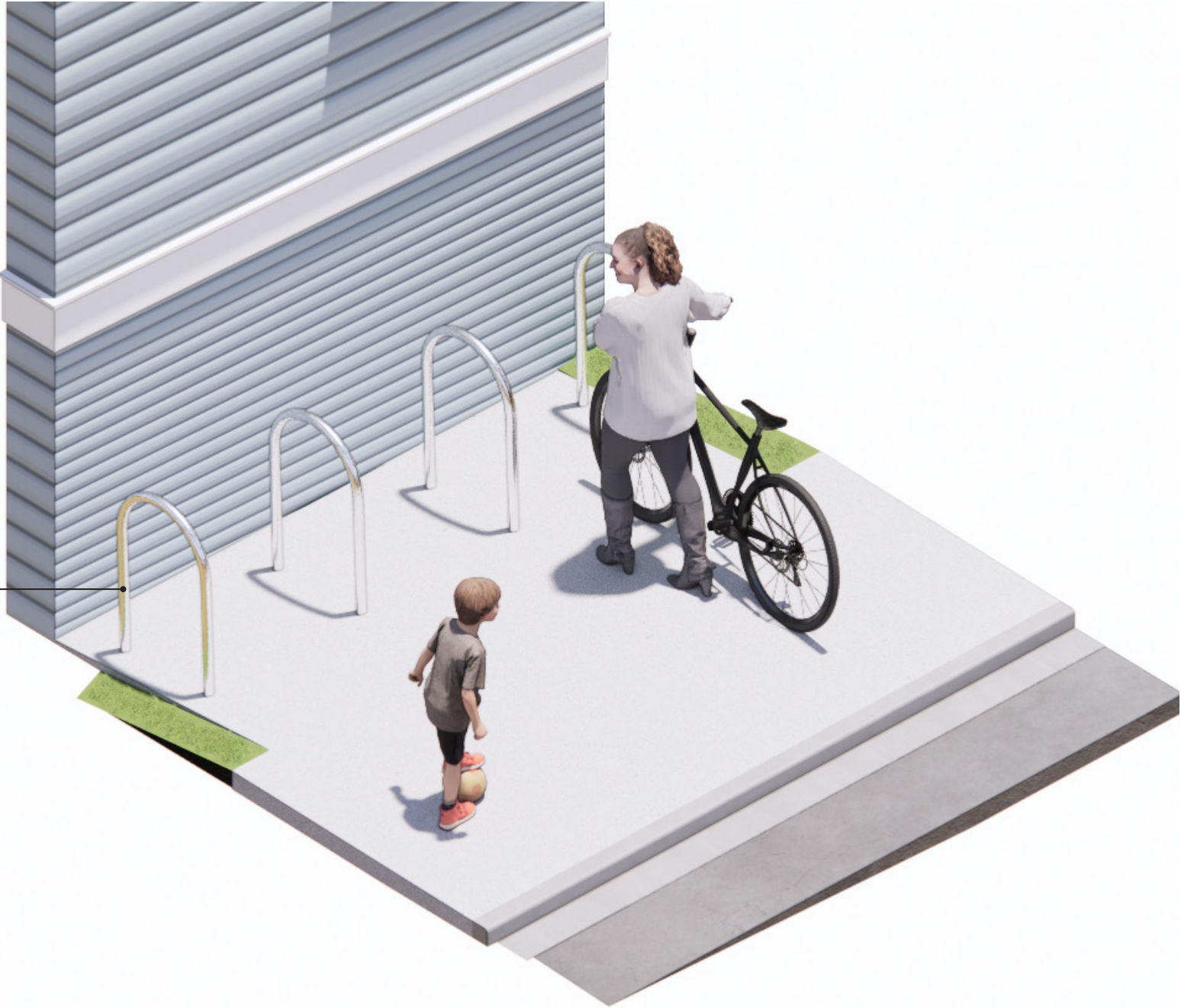
Proposed Bike Canopy - OPTION #1



Semi-Vertical Bicycle Rack

Bike Rack only - OPTION #2

Stainless steel
Bike rack



Existing North Elevation



Existing Conditions

- A Existing wood shingle siding to be replaced with clapboard siding
- B Existing window trellis to be removed
- C Existing garden to remain as is
- D Existing trees, shrubs and landscape to remain as is

Proposed North Elevation



Rendering Langley Public Library, view from First Street

Proposed Designs

- A

New clerestory dormer
- B

New clapboard siding to match the historic character of the original building
- C

Existing garden, trees, shrubs and landscape to remain as is
- D

Existing windows to be replaced with energy efficient windows
- E

New glass panel (4x5 lites) to be provided
- F

New composition shingles to match existing