

**MINUTES  
CITY OF LANGLEY  
DESIGN REVIEW BOARD  
November 18, 2008**

Chair Bob Dalton opened the meeting at 6:36 pm.

**ATTENDANCE**

Members Present: Bob Dalton, Cathy Waymire-Rooks, Rick Brown and Ron Kasprisin

Members Absent: Paul Sarkis

Staff Present: Fred Evander

**APPROVAL OF MINUTES**

Rick Brown moved to approve the amended minutes of the October 21, 2008 after replacing Bob Dalton's name under "Approval of Minutes" on the first page to Rick Brown. Cathy Waymire-Rooks seconded. The minutes passed unanimously.

**AUDIENCE INPUT ON NON-AGENDA ITEMS**

There was no audience input on non-agenda items

**DRB 2008/35, Get Dressed (Julie Rogers) -  
New Signage, 214 First Street**

The Board discussed the signage for Get Dressed. Fred Evander stated that additional signage had been installed that was not on the application. Fred said that all the signage was a little over 5 square feet and complied with the code. Rick Brown moved to approve the application and the installed signage. Cathy Waymire-Rooks seconded. The motion passed unanimously.

**DRB 2008/36, Breedlove Duplex (Ann O'Barr-Breedlove) –  
Landscaping, 219 Fourth Street**

Fred Evander presented the landscaping for the Breedlove project. Mr. and Mrs. Breedlove were in attendance and contributed information during the ensuing discussion. Five areas were considered and the following plants, sizing and spacing were determined for these areas.

Area 1A - plant a 4-6 foot tall Pacific Wax Myrtle hedge between the concrete parking pad and the water meters utilize a 3-foot on center spacing.

Area 1B - plant two 8-10 foot tall Ecclesia Western Red Cedars along the eastern elevation.

Area 2 & 3 – plant three 2-gallon Evergreen Huckleberries and two Vine Maples with a Kinnikinnik ground cover. The Kinnikinnik should be planted with 4" plants spaced 18-inch on center.

Area 4 – plant Salal using 1-gallon size plants spaced 2-foot on center.

Area 5 – plant one 8'-10' tall Incense Cedar at the curve of the driveway. The remaining area would be lawn.

Cathy Waymire-Rooks moved to approve the aforementioned plants, sizing and spacing. Rick Brown seconded. The motion passed three to one with Ron Kasprisin casting the dissenting vote.

Fred Evander updated the Board on several design changes to the Breedlove project that occurred in the field. Fred Evander asked the Board if they were okay with these changes. Ron Kasprisin asked Fred about the City position. Fred said the City was putting the decision on the Design Review Board. The Board discussed what was approved and when, if ever, it is appropriate for City staff to okay changes in the field without DRB input. Ron Kasprisin expressed concern that the project would set a precedent for other applicants to build what they want, disregarding the review/approval process. Ron Kasprisin stated that he felt this was a serious issue. Rick Brown agreed stating that applicants had to be held accountable to build to what was approved. Bob Dalton added that the DRB should have been involved in the communication loop before the elimination of the parapet on the roof.

Rick Brown moved to approve the changes to the building. Cathy Waymire-Rooks seconded. The motion passed with Ron Kasprisin casting a dissenting vote.

Ron Kasprisin said he would withhold the occupancy of the building because it was not built according to DRB recommendations. Ron said that he felt the parapet needed to be put back on before allowing occupancy. Rick Brown added that City staff needed to work with the DRB to ensure that what was approved was what was built. Bob Dalton added that this project was built and was done however the DRB needed to have a meeting with City staff to ensure that this did not happen again.

### **DRB 2008/31b, The Highlands, Binding Site Plan 2 (Rick Almberg) – Landscaping, 903 Al Anderson Ave**

The Board discussed the landscaping for the Highlands Binding Site Plan – 2 The Board discussed what plants individual homeowners might want to plant in their own space. The applicant stated that owners must choose plants from the plant recommendation list provided in the Codes, Covenants & Restrictions.

Cathy Waymire-Rooks asked the applicant about approved rain garden plants to address the functionality of the rain gardens. Cathy Waymire-Rooks also noted the current landscape plan was missing spacing of the proposed plantings and the size of the proposed plantings at maturity.

Rick Brown noticed that the building downspouts were not tight-lined and were discharging onto the ground surface. The applicant said that the City Engineer, Ryan Goodman made the applicant open up the downspouts so that they could surface drain to a dry well.

Sara Berger, the landscape architect, asked the Board if they had any concerns about the gravel pathway on the North end of the Binding Site Plan explaining that the topography was steep in that area. The Board did not find any concerns.

Cathy Waymire-Rooks moved to accept the current landscape plan. Ron Kasprisin seconded. The motion passed unanimously

## **DISCUSSION ITEMS**

Fred Evander provided the Board with an updated copy of the DRB Action Matrix. There was some additional discussion on several of the items on the matrix between the Board and Fred Evander.

Fred Evander shared the revised elevation plans for the Boatyard Inn with the Board. Ron Kasprisin stated that the revised plan did not meet the intent of the previous direction given to the applicant by the DRB. The Board rejected the revision and asked Fred Evander to communicate this with the applicant.

Rick Brown asked Fred to revisit the submittal requirements for the Design Review Board and to not allow applications on DRB meeting agendas that were incomplete.

## **ADJOURN**

Cathy Waymire-Rooks moved to adjourn the meeting. Rick Brown seconded. The meeting adjourned at 9:00 pm.

Mary Jo McArdle recorded the minutes for the meeting. The next regular meeting will occur December 16, 2008 (6:30 pm) at Langley City Hall.