City of Langley
DESIGN REVIEW BOARD
AGENDA
MARCH 17, 2020 @ 5 PM
LANGLEY CITY HALL
112 2nd Street, Langley WA

1. Call to Order
2. Approve agenda
3. Approve minutes of February 19, 2020
4. Discussion Items:
   a. DRB-19-015 (Hladky/Whale Bell Park) Wishing Whale landscape plan
   b. DRB-20-004 (107 Sixth St) Two dwelling unit binding site plan
5. New Business
6. Citizen comments
7. Announcements
8. Adjourn

Next Regular Meeting: April 21, 2020 @ 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.
City of Langley
DESIGN REVIEW BOARD
MINUTES
FEBRUARY 19, 2020
LANGLEY CITY HALL
112 2nd Street, Langley WA

Attendance:
Board: Cathy Rooks, acting chair, Dan Gulden, Janet Ploof
Regrets: SandraJean Wainwright
Staff: Brigid Reynolds, Director of Community Planning, Alex Cattand, Permit Tech

1. Call to Order
   The meeting was called to order at 5:27 pm

2. Approve agenda
   The agenda was approved.

3. Approve minutes of January 22, 2020
   The minutes of January 22, 2020 were approved

4. Discussion Items:
   a. DRB-20-002 Sign 118 Second St, S Palmer
      The board reviewed the staff report. The sign is small and simple and consistent with the LMC code for signage.
      Moved by Dan and seconded by Janet, all in favor
   b. DRB-20-003 First St sidewalk, City of Langley
The board reviewed the staff report and drawings and an email from business owner David Price. As this is a capital works project DRB comments are advisory. Board members provided the following comments:

- There are no elevations on the drawings so details are hard to confirm.
- The cross section doesn’t reflect the height of the curb which in some places is 3 ft. The notes on the drawings state the sidewalk will match the existing grade.
- Installing a 5 ft wide sidewalk will require it to be built up on the north side of the sidewalk. This will increase the steepness between the new sidewalk and curb. This will create a problem for people parking on the street and getting out of their vehicle.
- There is no reference of the street trees on the drawings. Main Street Association planted three crab apples, 2 plum trees and one lilac. How are these being protected?

c. DRB-20-001 Stairs from LUMC parking lot to Third St

Callahan provided a revised drawing the handrail. The stairs will be located approximately 10 feet south of the building. One parking stall will be lost. A building permit and right of way permit is required for this project. Written authorization is required from the landowner.

Moved by Janet, Seconded by Dan. All in favor.

5. New Business
   There was no new business.

6. Citizen comments
   There were no citizen comments.

7. Announcements

8. The meeting was adjourned at 6:00 pm

9. Next Regular Meeting: March 17, 2020
Landscaping for the Langley Wishing Whale Sculpture
2/17/20

Practical considerations and aesthetic goals:

Here are the four main considerations Langley Arts Fund has regarding appropriate landscaping for the Wishing Whale sculpture:

Not a playground: Initial discussions focused on a material similar to what’s used for children’s playgrounds. But LAF has decided that this is not a good idea, because it presents the sculpture as if we are encouraging people to climb on it. At the same time, some children will undoubtedly climb on the sculpture, and it would be a mistake to lay down a hard surface like concrete beneath the whale.

Access to whale’s bank: There needs to be some sort of pathway from the First Street sidewalk to the blow-hole so that people can make a wish and place money in the whale’s bank.

Artist’s vision: It has always been sculptor Georgia Gerber’s vision that the whale sculpture would be surrounded by ornamental grasses moving in the breeze. Plantings such as ornamental grasses that have a natural feel are definitely in keeping with other planting beds throughout downtown Langley.

Integration with Whale Bell: LAF also would like for the landscaping to foster integration between the Wishing Whale and the Whale Bell, rather than making the two features feel separate – especially since this is such a small park. LAF also would like for the commemorative plaque recognizing the Wishing Whale artist and donors to be placed on one of the supporting posts of the Whale Bell. This will further integrate the park’s two features, and will eliminate the need to erect a free-standing plaque on a post.

General description of landscaping:

Gravel pathway: A gravel pathway from the First Street sidewalk that encircles the Wishing Whale and also provides walkway access to the Whale Bell and the commemorative plaque. The gravel path would not have a hard edge and would naturally flow into soil and mulch where ornamental grasses would be located. Creation of this pathway and planting area will require the removal of a portion of the grass sod that currently covers the area. The shape of the cleared area should be curved, avoiding straight-edges.

Ornamental grasses: Ornamental grasses would be placed in an informal configuration on the outside edge of the gravel pathway. The grasses would be situated so that they come closer to the tail area of the whale, where access on the pathway is not so important as at the blow-hole location.
Landscaping details:

Gravel pathway: The gravel pathway surrounding the sculpture and coming up to the Whale Bell should be approximately 32" to 36" wide. This pathway would be constructed by digging down approximately ___ inches. A layer of permeable landscape fabric would be laid down first. The second layer would be drainage pea gravel, which is usually 1- to 1.5-inch diameter to ensure adequate drainage. Also, the gravel is normally slightly mounded along the center of the pathway for good drainage. For the purposes of weed control, another layer of permeable landscaping fabric is placed after the drainage gravel. The final layer is what is sometimes called “binder gravel,” or “decomposed granite.” This is a mix of ¼-inch stones (gravel) and a fine sand-like powder. This creates a compacted gravel path that looks natural and still drains. In summary:

1. Pathway trench
2. Permeable landscape fabric
3. Drainage gravel
4. Permeable landscape fabric
5. Binder gravel topping

Plantings: The cleared planting area beyond the gravel pathway should be approximately 30" wide, which is wide enough to accommodate the specified ornamental grasses. Existing grass- and weed-filled soil in the planting area should be removed. Permeable landscaping fabric should be laid, then clean top soil placed on top of the fabric. The grasses should be placed in the clean top soil and should be arranged in a staggered manner, not lined up, so that a natural feel is created. Once the plantings are in place, a ___"-thick layer of fine mulch should be laid. The mulch should abut the pathway gravel, with one material dying into the other.

1. Cleared and dug-out planting area
2. Permeable landscape fabric
3. Top soil
4. Ornamental grass plants in a staggered pattern
5. Layer of fine mulch

Ornamental grasses: Selection of these recommended ornamental grass varieties is for movement, texture, color, shape and height. These grasses are medium-sized to avoid interfering with people walking on the walkway. The plants should be massed and alternated in a staggered manner throughout the planting area.

Recommended varieties are as follows:

Japanese Sedge Carex oshimensis Everest (dark green with white edge; 16" high and wide)

Japanese Forest Grass Hakonechloa macra Aureola (bright yellow-green, arches, 19-24" tall, 24" wide)
Cotton Candy Muhlenbergia capillaris (Muhly grass of sweetgrass) (pink feathery tops, 24-36" high and wide)

Dwarf Fountain Grass Hameln Pennisetum alopecuroides 'Hameln' (24" tall, 12-18" wide, fountain shape, bottlebrush seed heads)

**Maintenance:**

Weed the area, especially until the plantings are established

Grasses are drought-tolerant, but may need watering the first year, depending upon the weather

In late-winter/early-spring, cut down grasses close to ground

Periodically top-dress the gravel pathway with more binding gravel
STAFF REPORT  
Design Review Board

Meeting Date: March 17, 2020  
Application: DRB-20-004, 107 Sixth St Binding Site Plan  
Applicant: Richard Queen  
Staff Contact: Brigid Reynolds, Director of Community Planning

Property Zoning: RS7200  
Property Size: 11,568 SF (.2676 ac)  
Parcel No.: R32903-575-352

Submissions:  

PROJECT DESCRIPTION
To build one single family dwelling unit and one accessory dwelling unit, both 886 square feet in area. The site plan includes two parking stalls for each dwelling, two 75 square foot detached storage units, landscaping, and related utilities. The proposal includes a reduction of a critical area buffer to Brookhaven Creek located on the adjacent property. A mitigation plan has been prepared by Puget Sound Consulting, final version February 22, 2020.

The existing single-family 672 square foot dwelling unit was vacant for many years and recently demolished.

There are two large conifers that were located beside what was the existing single-family dwelling unit. These two trees will remain. Other smaller trees will be removed to accommodate the development.
Zoning for the subject property is RS7200. Surrounding uses include the Langley Garden Bungalows to the east and a fence separates the two properties; an undeveloped lot in the RS7200 zone district surrounds the subject property to the south and west. Along Sixth Street further west are single family homes. Across the street, to the north, is the Island Church.

ANALYSIS
Proposed binding site plans are reviewable by the DRB in accordance with the LMC 18.34.030 C that states the DRB should undertake a concept and final review for binding site plans. A single-family dwelling and ADU would not usually come before DRB but as this application is to create a condominium through a Binding Site Plan it must.

Consistency with Ch. 18.34 Design Review and the design guidelines and Section 18.22.220 Condo Binding Site Plan are reviewed in this report.

FINDINGS OF FACTS
1. The application must be consistent with LMC section 18.22.220 (Condo BSP) that outlines the required application submissions for a condominium binding site plan to include all structures, a detailed landscape plan, elevation drawings, buildings with samples of all exterior finish material and colors, the type and location of all exterior lighting, signs and accessory structures.
2. LMC 18.34.030 C (Design Review) requires concept and final BSPs be reviewed by the Design Review Board.
3. Purpose and Intent Statements. To promote, preserve and enhance the city’s architectural heritage and visual character, while recognizing the existing variety of architectural styles within the city, allowing maximum flexibility for building design, and encouraging individual initiative in the development process.

Design Guidelines
4. Siting shall respond to natural topography. Limit cut and fill and impervious area. The lot is relatively flat with a slight slope from the south east corner to the north west corner of the parcel. The proposed development requires little in the way of excavation and filling. Gravel fill has been placed to fill the hole where the old dwelling was.
5. Landscaping and preserve existing vegetation. The site is generally comprised of grass, fruit trees, shrubs and invasive plant species. The owner has retained two large conifers that were beside the old dwelling unit. The application includes a detailed landscaping plan for the residential portion of the property and a mitigation plan for the riparian buffer area. Landscaping extends into the Sixth St right of way. Landscaping will also be integrated with the storm drainage system. A 6 foot high fence separating the subject property and the property to the east.
6. Parking is located behind the principle single family dwelling and east of the ADU.
Four parking spaces are shown. An ADU doesn’t require parking but the owner feels it’s important to include parking for both dwelling units.

7. Building considerations - Both dwellings are small cottages and the designs have similar elements to the adjacent Langley Garden Bungalow development. Materials and colors are listed below:

<table>
<thead>
<tr>
<th></th>
<th>Materials</th>
<th>SFD Colors</th>
<th>ADU Colors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doors and shutters</td>
<td>Cedar and fir</td>
<td>Navy blue</td>
<td>Deep orange</td>
</tr>
<tr>
<td>Window and trim</td>
<td>Cedar</td>
<td>White</td>
<td>Off white</td>
</tr>
<tr>
<td>Porch roof</td>
<td>Metal</td>
<td>Rust</td>
<td>Rust</td>
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<tr>
<td>Main roof</td>
<td>Composite shingles</td>
<td>Charcoal</td>
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<tr>
<td>Siding (SFD)</td>
<td>Cedar shingles</td>
<td>Seabreeze green</td>
<td></td>
</tr>
<tr>
<td>Siding (ADU)</td>
<td>Cedar board and batten</td>
<td>Light grey</td>
<td></td>
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</tbody>
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Exterior lighting fixtures are not included in the drawings but the applicant is aware that lighting must be down cast and full cut off. Lighting fixtures will be confirmed prior to granting preliminary approval of the BSP.

Zoning

8. The property is zoned RS7200.
The following standards apply to this proposed project:
   a. Setbacks for the SFD (LMC 18.07.050)
      Street/front – 20 feet
      Side – 5 feet
      Rear yard – 25 feet
   b. Setbacks for the ADU (LMC 18.22.155 B.1.f.)
      Rear – 5 feet
   The proposal meets the required setbacks.
   b. Building height – permitted 25 feet main SFD and 15 feet for ADU. The ADU elevations show the unit as being 15’6” and must be lowered to meet the height requirements.
   c. Lot coverage – 40% 18.22.155 B.1.a.5) additional 15% lot coverage for ADU
   Total permitted is 5,140 square feet and total proposed is 4,674, square feet
   The applicant is proposing 331 square feet of previous pavers for some of the walkways and beside the parking areas and accessory storage sheds.

9. Public Works and Utilities
A draft utilities plan was submitted with the application. These plans are accepted as preliminary and engineered drawings will be required prior to issuance of the clearing and grading permit. PSE lines will be located underground. The Director of Public Works has confirmed that no off-site improvements are required for this proposed development.

10. Critical Areas
There are two critical areas that affect this project Brookhaven Creek buffer and a heron rookery located approximately 650 feet south west on a neighboring property. The review of
this element of the proposal is being reviewed through a final notice of decision for the BSP application and critical area buffer reduction.

CONCLUSIONS OF LAW

1. As detailed above in this staff report the application submittals are consistent with LMC section 18.22.220 and 18.34.040.
2. As detailed above in this staff report the proposed layout and design is consistent with LMC 18.07.050 and LMC 18.22.155
3. A preliminary letter of approval of the BSP and notice of decision regarding the critical area buffer are required to be issued.
4. Bonding is required to ensure the plantings are successful over a minimum five-year period in particular the riparian plantings consistent with LMC 16.20.085 B.8.c.(5).

STAFF RECOMMENDATION

To recommend approval of the preliminary binding site plan for a two-unit development at 107 Sixth Street as shown on the attached site plan, elevation drawings, and landscape plan.
Landscape Plan
Landscape plan and planting list prepared by Cramer Design Associates, dated 12/11/2019
Buffer planting Plan prepared by Puget Sound Consulting, dated 02/22/2020