AGENDA
Design Review Board
Tuesday October 17th
5:30 p.m.
City Council Chambers

1. Call to Order

2. Approve Minutes of September 19th 2017 Meeting

3. Applications
   a. Interactive Art, DRB-17-021 (Langley Garden Bungalow – Arbor Crest Lane) Diane Kendy
   b. Signs, DRB-17-022 (225 Anthes Ave #101) Traci Bergsma
   c. Signs, DRB-17-023 (108 McLeod Alley) Alexa Allaman

4. Old Business
   a. Enforcement update

5. Next meeting **Tuesday November 21st**

6. Adjourn
Bob Dalton called the meeting to order at 5:40 PM.

ATTENDANCE

Members Present:  Bob Dalton, Janet Ploof, Sieb Jurriaans, Cathy Rooks
Staff Present:    Brigid Reynolds

1. Minutes
   Minutes of the August 15th meeting were approved.

2. Old Business
   Brigid confirmed that Ch. 5.10 does address temporary structures, including tents, and permits these structures in relation to temporary business activity. The tent structure on 101 1st Street has been there for a couple of months without prior permission and staff will request its removal.

3. Applications
   There were no new applications.

4. New Business
   a. Solar Panels and exemptions from Design Review
      The Board discussed the need for applications for roof-mounted solar panels to be reviewed by the DRB. There was general agreement that these applications do not require DRB review except if they are proposed to be located on a designated historical building. In addition, proposed ground mounted solar arrays should be reviewed by DRB.
      The definition of development (Ch. 18.34.030) is broad and the Board discussed other possible exemptions or inclusions from design review:
      - Public art on private property that meets other conditions of the definition of development should be reviewed by DRB as it is not reviewed by the LAC
      - Wireless antennae consistent with Ch. 18.22. 190 should not be reviewed. However a variance request should be reviewed by the DRB.
      - Works undertaken in the public right of way by the City or its agents are currently exempt however the Board discussed that some projects, for example sidewalks should be subject to design review.
b. Design Guidelines
The Board began discussing possible updates to the design guidelines as they haven’t been reviewed in a number of years. Design guidance or regulation is scattered throughout the LMC but these regulations could be identified in the guidelines by reference for example so that applicants and developers are made aware early in the process. Items discussed that could be included or better addressed:

- Compatibility criteria for integrating multi-family developments in single family neighborhoods
- Adding diagrams
- Lighting and signage is not well addressed in the design guidelines
- Low impact development, i.e. integrating green infrastructure and landscaping is not addressed

Board members will begin taking pictures of development in the City that we want to encourage or development that doesn’t reflect Langley’s form and character. Brigid will set up a Dropbox folder. These photos will help the Board to further refine the design guidelines.

The Board will continue this discussion in future meetings.

c. Enforcement
Board members identified items that need to be enforced and include:

- Sandwich board signs in 3 locations: Windermere Realty, 2nd Street wine shop, and the jewelry shop on 1st Street
- Security lighting for the Saltwater cafe

Brigid will follow up with the owners/operators to request compliance.

Meeting adjourned at 6:52 pm

The next Design Review Board meeting is scheduled for Tuesday October 17, 2017 at 5:30 pm.
STAFF REPORT

DRB-17-021: Interactive Art Arbor Lane – Langley Garden Bungalows

MEETING DATE: October 18, 2017

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Photographs, sketch plans, site plan

PROJECT DESCRIPTION

The applicant is proposing to install a piece of interactive art over a garbage enclosure on private property in the Langley Garden Bungalow neighborhood.

ANALYSIS

Proposed development is reviewed by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A). The project’s consistency with LMC Chapter 18.34 and Design Review Guidelines is examined below.

1. **Purpose and Intent Statements:** The proposed interactive art is consistent with the Design Review Standards for street furniture such that their design and location has considered longevity and safety of use.

2. **Location:** The proposed location is on private property (parking lot of Arbor Lane).

3. **Materials:** Welded metal frame and metal art.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Diane Kendy to install a piece of interactive art above a garbage enclosure in the parking lot at Langley Garden Bungalow neighborhood on Arbor Lane.

2. In accordance with Section 18.34.060 of the Langley Municipal Code, planning staff have reviewed the application for consistency with Municipal Code and Design Review Guidelines and recommends approval.

**RECOMMENDEDATION:** That DRB recommend approval of DRB-17-021.
Proposed Interactive Art
STAFF REPORT

DRB-17-022: Signs Simply Nails
(#101 – 225 Anthes Avenue)

MEETING DATE: October 18, 2016

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Photo of sign, photo of proposed sign location

PROJECT DESCRIPTION
The applicant is proposing to install one new 2.2" X 2.6" (5.8 SF) window decal sign and one open/close sign 1 SF in area.

ANALYSIS
Proposed signs are reviewable by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A) and 18.35. The sign’s consistency with LMC Chapter 18.35 is examined below.

1. Purpose and Intent Statements: The proposed sign is consistent with the Purpose and Intent Statements regarding signage stated with the LMC. The signs are visually appropriate for the unique building-scape of the City, expressive of the identity of the business without violating the character of the surroundings in which it will be located, and legible at a distance and pace at which it can be seen.

2. Size: The window decal sign is 5.8 square feet. The open/close sign is 1 square foot. The total sign area is 6.8 SF and therefore within the permitted 20 square feet.

3. Materials & Color: The window decal is white vinyl laminate and the open/close sign is black metal.

PROPOSED FINDINGS AND CONCLUSIONS:
1. The City of Langley received a complete application from Traci Bergsma, for window decal sign and one open/close sign at unit 101 - 225 Anthes Street on September 28th

2. In accordance with Section 18.34.030(D) of the Langley Municipal Code, planning staff have reviewed the application for the signs for consistency with Section 18.34 of the Municipal Code and recommends approval

RECOMMENDEDATION: Staff recommends the DRB recommend approval of DRB-17-022
Proposed New Window Decal Sign

Simply Nails
360.221.4989

Sided Metal Signs with

FREE One-Day with qualifying orders for customers over $10 in or more.

Within 7 bhs 40 miles rush out. Details by Amazon in easy-to-

11.87" x 10.87" Medium $23.99
16.04" x 6.59" Small $13.99

Chic Inspired Design
- Measures approx. 14-1/8" x 3/8" x 13 inches
- A black painted chain for easy displaying
- Suitable for indoor use only
- Not a product for decorative purposes but for sale
STAFF REPORT

DRB-17-023: Sign (108 McLeod Alley) Foamy Wader

MEETING DATE: October 17, 2017

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Photo of sign, photo of proposed sign location

PROJECT DESCRIPTION

The applicant is proposing two window decal signs 2’ X 2’ (4 SF) each and a hanging shingle sign 2.5’ X 2’ (5 SF).

ANALYSIS

Proposed signs are reviewable by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A) and 18.35. The sign’s consistency with LMC Chapter 18.35 is examined below.

1. Purpose and Intent Statements: The proposed signs are consistent with the Purpose and Intent Statements regarding signage stated with the LMC. The signs are visually appropriate for the unique building-scape of the City, expressive of the identity of the business without violating the character of the surroundings in which it will be located, and legible at a distance and pace at which it can be seen.

2. Size: The hanging sign is within the 6 square feet limit of a projecting sign. And the two window decal signs are both 4 square feet. The total area of signage is within the permitted 20 square feet.

3. Materials & Color: The signs consist of black letters with a robins egg blue frame. The window decals are vynal and the hanging sign is XXX.

4. Height & Projection: The sign will be hung such that it clears the sidewalk by seven and one-half feet. The sign will not project more than 6 feet from the building or one-half the width of the sidewalk, whichever is less. As required by the Code.

5. Hold harmless: The applicant is aware of the requirement to enter into a ‘hold harmless’ agreement.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Alexa Allaman, for signs (window decals and hanging sign) to be installed at 108 McLeod Alley on October 3rd
2. In accordance with Section 18.34.030(D) of the Langley Municipal Code, planning staff have reviewed the application for the projecting sign for consistency with Section 18.34 of the Municipal Code and recommends approval

RECOMMENDEDATION:

Staff recommends the DRB recommend approval of DRB-17-023 subject to the following conditions:

1) The applicant enter into a ‘hold harmless’ agreement with the City for the projecting sign; and
2) The sign have a minimum clearance of seven and one-half feet above the sidewalk.