1. Call to Order


3. Audience Input on Non-Agenda Items

4. DRB-13-004 – New wireless communication antenna (510 Sixth Street)

5. DRB-13-007 – New Signage at Langley Methodist Church (310 Anthes Avenue)

6. DRB-13-009 – New Signage at Arlon Rosenoff Fine Art (306 First Street)

7. DRB-13-010 – New Signage at Bristol Hair Boutique (306 First Street)

8. DRB-13-011 – New Covered Porch and Playground Improvements at the South Whidbey Children’s Center (120 Sixth Street)

9. Adjourn

Next Regular Meeting: May 21, 2013
Bob Dalton called the meeting to order at 6:35.

ATTENDANCE

Members Present: Bob Dalton, Cathy Rooks, Ron Kasprisin, Kari Gunderson and Paul Sarkis
Members Absent: Janet Ploof,
Staff Present: Jeff Arango

MINUTES

Motion by Cathy Rooks to approve the minutes as presented, Seconded by Paul Sarkis. The motion passed 5-0.

DRB 2013/003 – 221 Second Street, Ste. 8, New Paint Colors

Motion by Ron Kasprisin to approve the application as presented. Seconded by Kari Gunderson. The motion passed 5-0.

DRB 2013/004 – Verizon Wireless Communication Antenna, 510 Sixth Street

The DRB asked the applicant if there is any change in performance between the cylinder and flush mounted. The applicant stated that there is no change in performance and that the difference is purely aesthetic.

The DRB asked the applicant what the range of the facility is and whether there are other design alternatives that could limit the proposed height such as multiple installations instead of one tall antenna. The applicant stated she will discuss these issues with the engineers.

Motion by Ron Kasprisin to table the application until the next meeting pending further information on design alternatives. Seconded by Cathy Rooks. The motion passed 5-0

DRB 2013/005 – New Signage at John L. Scott Realty, 216 First Street

The applicant will use the same color for the back of the wall sign as the projecting sign. The back plate will have rounded corners and there will be only one door/window sign.

Motion by Paul Sarkis to approve the project as presented and discussed. Seconded by Ron Kasprisin. Motion passed 5-0.

DRB 2013/006 – South Whidbey Commons, Exterior Modifications, 124 Second Street
Motion by Ron Kasprisin to approve the application as presented. Seconded by Kari Gunderson. Motion passed 5-0.

ADJOURN

The meeting adjourned at 7:28 pm.

The next Design Review Board meeting is scheduled for March 19, 2013.
APPLICANT: Verizon Wireless

PROPERTY ADDRESS: 510 Sixth Street

ZONING DISTRICT: RS 15000 [converts to RS 7200 with sewer]

PROJECT DESCRIPTION: The project site has an existing 42’ utility pole with a wireless communications antenna mounted on top and flush mounted. The proposed project is to remove the existing 33’ wooden utility pole and replace with a new pole approximately 81’ in height. The new pole will have two levels of antennas [new] flush-mounted with the pole. The antennas will be a total of 12’ in height. The total square footage of the proposed antenna array will be approximately 44 square feet. No changes to the existing equipment enclosure are proposed. The application includes a preferred design and an alternative design. The preferred alternative includes antennas that are surface mounted to the pole while the alternative design utilizes a canister to conceal the antennas.

**UPDATED FOR APRIL 16, 2013 MEETING:** The applicant has revised the application to reduce the height of the pole to 45’ with a flush mounted antenna. The 45’ height is consistent with the intent of the height limit for wireless communication antenna’s in the RS 1500 zoning district and is only a 3’ increase over the existing pole.

APPLICATION DOCUMENTS: Master Permit Application and Design Review Checklist
SEPA Checklist
Renderings of Preferred Design including photo-simulations
Renderings of Alternative Design including photo-simulations
Renderings of 45’ height design
Photos of Existing Facility [4]
Site Plan [A1]

REQUIRED PROJECT APPROVALS: Design Review
Certificate of Zoning Compliance
SEPA Threshold Determination
Building Permit

ZONING ANALYSIS (LMC TITLE 18)

Primary and Secondary Land Uses - LMC 18.08.010 + 18.08.020
Wireless communications antennas are a secondary use in the RS 15,000 zoning district per LMC 18.08.020. The primary use on the subject property is single family residential. The proposed use complies with the allowed uses.

**Wireless Communications Facility Standards – LMC 18.22.190**

Wireless communications antenna arrays are permitted in any district as long as they are “located on an existing structure that provides sufficient elevation for the arrays operation without the necessity of constructing an apparatus to extend the array more than fifteen [15] feet above the highest point of the structure.” While a utility pole is not considered a structure per the definition below the intent of the code appears to limit the siting of wireless communications antennas on an existing structure or in this case a utility pole.

The definition of a “structure” in LMC 18.01.040 specifically exempts utility poles from being considered a structure. Utility poles therefore are not subject to height limitations in the underlying zoning district.

**Height Limit – LMC 18.08.060**

The maximum height limit for a structure is 25’ or 30’ for a pitched roof if the bottom of the pitched roof begins no higher than 25’. For a wireless communications antenna mounted on an existing structure of 30’ the maximum height would be limited to 45’. The proposed utility pole is 45’.

**DESIGN ANALYSIS**

The proposed antenna and pole is 45’ tall, a 3’ increase from the existing pole. The antennas will be converted from a cylinder design to flush mounted. Other flush mounted antenna’s have been approved in Langley. Staff supports approval of the proposed design.

**FINDINGS OF FACT AND CONCLUSIONS**

**Findings of Fact**

1. Verizon wireless submitted a complete application on February 11, 2013 and a revised application on March 12, 2013.
2. The proposed antenna array will be mounted on a 45’ utility pole, which is 3’ higher than the existing pole.
3. No changes to the equipment cabinet or enclosure are proposed.
4. The proposed antenna array is less than 50 square feet in size.
5. A wireless communication antenna is a secondary use in the RS 1500 district.

**Conclusion of Law**

1. The proposed project is in compliance with Title 18 of the Langley Municipal Code as presented.
RECOMMENDATION

Staff recommends the DRB adopt the findings of facts and conclusions listed above and approve application DRB-13-004 as presented.
STAFF REPORT

DRB 2013/007, NEW SIGNAGE AT
LANGLEY UNITED METHODIST CHURCH
(310 ANTHES AVE)
April 10, 2013

MEETING DATE: April 16, 2013

STAFF CONTACT: Jeff Arango, AICP, CFM - Community Planner (221-4246 ext. 26)

ATTACHMENTS: Sign Permit Application

PROJECT DESCRIPTION

This application proposes a 6'-10 1/2" high by 3'-0" free standing, two-sided sign. No illumination of signs is proposed. The total proposed sign area is 14.3 square feet per side for a total of 28.6sf. The applicant proposes to remove the existing UMC wall sign.

ANALYSIS

The 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 consistency of these signs 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 within the Langley Municipal Code. The signs are visually appropriate for the unique building-scape of the city, expressive of the identity of the store, without violating the character of the surroundings in which they are placed, and legible at the distance and pace at which they are to be seen.

2. Size. The signs comply with all the necessary standards associated with the size of sign.

3. Height: The proposed sign exceeds the maximum height when measured at the edge of right of way per LMC 18.35.060 (A).

4. Placement. Placement of the freestanding signs must comply with the provisions LMC 18.35.060 (A).

5. Lighting. None Proposed
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from the Langley United Methodist Church on March 22, 2013 for one freestanding sign. The total signage area is 19.296 square feet, which is less than the allowed 40sf total (20sf per side) including the supports.

2. In accordance with Section 18.35.060(A) of the Langley Municipal Code, the height of freestanding signs shall not exceed nine feet measured from grade at the edge of right of way to the top of the sign. Due to sloping topography from the sign location to the right of way, the sign exceeds the nine foot limitation; however, Section 18.35.060(A) allows exemption to be considered.

3. In accordance with Section 18.34.030(A) and 18.35 of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.35 and recommends approval with the following conditions:
   1. Granting of height exemption due to usual topography per LMC 18.35.060(A)
   2. Removal of existing UMC sign

4. Any additional signs to be installed at 310 Anthes Avenue must be submitted for approval by the Design Review Board. This includes any temporary, flag, or window signs. According to LMC Chapter 18.35, prohibited signs include, "all signs which have no permanent attachment to a building or the ground, including, but not limited to pole attachments, mobile signs and sandwich board or "A" board signs."

STAFF RECOMMENDATION:

Approve DRB 2013/007 as conditioned and adopt the findings and conclusions as noted in the Staff Report dated April 10, 2013.
Sign - Aluminum Composite

2 Sided Sign Facing Anythees Street - North & South
STAFF REPORT

DRB 2013/009, NEW SIGNAGE AT
ARLON ROSENOFF FINE ART
(306 FIRST STREET)
April 10, 2013

MEETING DATE: APRIL 16, 2013

STAFF CONTACT: Jeff Arango, AICP, CFM - Community Planner (221-4246 ext. 26)

ATTACHMENTS: Sign Permit Application

PROJECT DESCRIPTION

This application proposes a 2'-8" high by 5'-8" wall sign and a 1'-0" X 2'-0" two-sided projecting sign suspended over the main entry, a 10.5" high X 1'-9" projection sign the marquee. No illumination of signs is proposed. The total proposed sign area is 19.14 square feet.

ANALYSIS

The 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 consistency of these signs 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 within the Langley Municipal Code. The signs are visually appropriate for the unique building-scape of the city, expressive of the identity of the store, without violating the character of the surroundings in which they are placed, and legible at the distance and pace at which they are to be seen.

2. Size. The signs comply with all the necessary standards associated with the size of signage.

3. Placement. Placement of the signs over the public right of way must comply with the provisions LMC 18.35.060 (D).

4. Lighting. None Proposed
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Arlon Rosenoff on April 4, 2013 for one wall sign and one projecting sign. The total signage area is 19.14 square feet.

2. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the Director of Public Works must grant written approval to install one projecting sign on the building, which projects over public right of way, prior to installation.

3. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the applicant shall provide to the City, a hold harmless agreement prior to installation of the signage.

4. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the signs shall not be installed less than 7'-6" above the ground or side walk, measured from the bottom of the sign to grade or sidewalk surface whichever is higher.

5. In accordance with Section 18.34.030(A) and 18.35 of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.35 and recommends approval with the following conditions:
   - Completion of items 2,3, and 5 above.

6. Any additional signs to be installed at 216 Second Street must be submitted for approval by the Design Review Board. This includes any temporary, flag, or window signs. According to LMC Chapter 18.35, prohibited signs include, "all signs which have no permanent attachment to a building or the ground, including, but not limited to pole attachments, mobile signs and sandwich board or "A" board signs."

STAFF RECOMMENDEDATION:

Approve DRB 2013/009 as conditioned and adopt the findings and conclusions as noted in the Staff Report dated April 10, 2013.
Design & Installation

Arlon Rosenoff Fine Art

www.ArlonRosenoff.com
Mounting

Face of Building

Through Bolt Anchors

Face of Sign
STAFF REPORT

DRB 2013/010, NEW SIGNAGE AT 2ND STREET HAIR BOUTIQUE
(221 2ND STREET, STE.1)
April 10, 2013

MEETING DATE: APRIL 16, 2013

STAFF CONTACT: Jeff Arango, AICP, CFM - Community Planner (221-4246 ext. 28)

ATTACHMENTS: Sign Permit Application

PROJECT DESCRIPTION

This application proposes (2) 9.5" high by 6'-2" and (1) 9.5" high x 8'-0" long painted stencils with individual cutout letters attached to the awnings; 2'-6" wide x 1'-10" high well sign with 6" x 8" hanging "open sign" suspended by chains to the larger sign; a 20" wide x 14.5" high window graphic; and vinyl cut out letters on the door glass. No illumination of signs is proposed. The total proposed sign area is 14.8 square feet.

ANALYSIS

The 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 consistency of these signs 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 within the Langley Municipal Code. The signs are visually appropriate for the unique building-scape of the city, expressive of the identity of the store, without violating the character of the surroundings in which they are placed, and legible at the distance and pace at which they are to be seen.

2. **Size.** The signs comply with all the necessary standards associated with the size of signage.

3. **Placement.** Placement of the signs over the public right of way must comply with the provisions LMC 18.35.060 (D).
4. Lighting. None Proposed

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Bristol Branson on April 2, 2013 for three awning signs, a wall sign and door graphics. The total proposed signage area is 14.8 square feet.

2. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the Director of Public Works must grant written approval to install signs or stencils affixed to awnings which projects over public right of way, prior to installation.

3. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the applicant shall provide to the City, a hold harmless agreement prior to installation of the signage.

4. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the awning shall not be installed less than 7'-6" above the ground or sidewalk, measured from the bottom of the sign to grade or sidewalk surface whichever is higher.

5. In accordance with Section 18.34.060 (G.2a) of the Langley Municipal Code, only individual cutout letters and/or symbols may be attached to painted stencils or otherwise placed on awnings; all other types of graphic treatment are prohibited. The stencil background color shall match the awning color.

6. In accordance with Section 18.35.060(E) of the Langley Municipal Code, Window graphics may not occupy more than twenty-five percent of the total area of the window in which they are displayed. The proposed graphic and lettering exceed the allowable. Reduce the window graphics to a total of 3.09sf.

7. In accordance with Section 18.34.030(A) and 18.35 of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.35 and recommends approval with the following conditions:

   • Completion of items 2,3,4,5 and 6 above.

6. Any additional signs to be installed at 221 Second Street Ste.1 must be submitted for approval by the Design Review Board. This includes any temporary, flag, or window signs. According to LMC Chapter 18.35, prohibited signs include, "all signs which have no permanent attachment to a building or the ground, including, but not limited to pole attachments, mobile signs and sandwich board or "A" board signs."

STAFF RECOMMENDEDATION:

Approve DRB 2013/0010 as conditioned and adopt the findings and conclusions as noted in the Staff Report dated April 10, 2013.
SIGN AREA CALCULATION
DRB-13-010

Second Street Awning: (9sq in/letter)= 24 x 9 = 216sq in/144=1.5sf
Second Street Awning: (9sq in/letter)= 27 x 9 = 243sq in/144=1.7sf
Main Entry Awning: (16sq in/letter)= 24 x 16 = 384sq in/144=2.7sf
Wall Sign: 30 x 22= 660sq in + 48sq in= 708sq in/144=4.9sf
Window Graphic: 14 x 24= 336sq in/144=2.3sf
Window Lettering: (6sq in/letter)=41 X 6=246sq in/144= 1.7sf
Total Proposed Signage= 14.8sf < 20sf ok

Window Area = 66x27=12.38 sf X 25% = 3.09
Proposed Graphics=4.79sf > 3.09
Reduce Graphic on single door pane to 3.09 max
Back of sign will have phone # for when closed. Sign hangs by chain. Might say Salon for Women & Men. All signs vinyl lettering on wood. Black painted wood with white & grey vinyl lettering. Haven't decided yet.
Vinyl lettering on wood
66" x 27" is door size

vinyl lettering
on door
STAFF REPORT
April 12, 2013

DRB 2013/011 NEW COVERED PORCH AND PLAYGROUND IMPROVEMENTS
SOUTH WHIDBEY CHILDRENS CENTER (120 SIXTH STREET)

MEETING DATE: April 16, 2013

STAFF CONTACT: Jeff Arango, AICP, CFM - Community Planner (221-4246 ext. 26)

ATTACHMENTS: Proposed Site Plan and Details

PROJECT DESCRIPTION

The proposed project includes a new 210 sf covered porch with a gable roof to replace the existing porch on the east side of the building adjacent to the star room playground (1-2 years old). Other improvements include the removal of an existing play structure, a new covered sand area, a decorative rock area, a bench and wood steps along with a new stormwater catch basin and outfall. Most of these improvements are not visible from 6th Street, with the exception of the new covered porch. The porch will have a corrugated metal roof in gray color. It’s unclear from the plan where the proposed red paint will be used.

ANALYSIS

The proposed additions and alterations are reviewable by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030(B). The consistency of this proposed addition with LMC Chapter 18.34 is examined below:

1. Purpose and Intent Statements. The proposed additions and alterations are consistent with the Purpose and Intent statements regarding development stated within the Langley Municipal Code. The additions and alterations are visually appropriate for the unique building-scape of the city, preserve and enhance the city’s architectural heritage and visual character, while demonstrating flexibility for individual design without violating the character of the surroundings.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from the South Whidbey Commons on April 12, 2013, for a new covered porch and minor improvements to the star room playground.

2. In accordance with Section 18.34.030(B) of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.34 and recommends approval as presented.

STAFF RECOMMENDEDATION: Approve DRB 2013/011 and adopt the findings and conclusions as noted in the Staff Report dated April 12, 2013.
**PROPOSED SITE PLAN**

**EXISTING PORCH**
- New covered porch (210 sf)
- Move existing playhouse
- New covered sand area (6' x 8'); shed roof, same materials as porch
- Remove existing play structure; replace with fenced storage area
- Existing native vegetation on creek side of fence; no changes unless noted otherwise
- Stormwater outflow to creek
- Existing swing
- Reconfigure existing slide
- New bench around existing tree stump
- New wood steps
- Area of work

**EXISTING PLAYGROUND**
- Decorative rock area
- 50' critical area buffer

**SOUTH (STREET) ELEVATION**
- Exterior changes to existing building

**EAST ELEVATION**
- No change to existing building

**NORTH ELEVATION**
- No change to existing building

**COLORS**
- Nu-wave corrugated skirt, galvanized
- Gutter and downspout, galvanized
- Nu-wave corrugated roofing
- Wood structure and siding, natural finish
- Wood railing, natural finish
- Trex decking, natural finish
- Cabot's clear finish on cedar and/or fir

**EXISTING PORCH**
- Nu-wave corrugated roofing, zincalume color
- Do-it-best hot rod red K031

**PROJECT INFORMATION**
- **SITE:** South Whidbey Children's Center
- **PARCEL NUMBER:** 120 Sixth Street
- **LANGLEY, WA 98260**
- **EXISTING IMPERVIOUS AREA:** 28,678 SF; 2120 SF = 34%
- **PROPONENT IMPERVIOUS AREA:** 28,678 SF; 9990 SF = 35%
- **LOT AREA:** 28,678 SF
- **EXISTING IMPERVIOUS AREA:** 2120 SF
- **PROPOSED IMPERVIOUS AREA:** 9990 SF

**AREAS**
- **EXISTING IMPERVIOUS AREA:** 2120 SF
- **PROPOSED IMPERVIOUS AREA:** 9990 SF

**DESIGN REVIEW**
- Date: 04.10.13
- David Price Projects
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