



**CITY OF ROSLYN
PLANNING AND HISTORIC PRESERVATION
COMMISSION MEETING MINUTES**

June 28, 2012 – 6:00 P.M.

109 S 1st, Roslyn, Washington

CALL TO ORDER, ROLL CALL, AGENDA UPDATE

Present: Commissioner Brodine, Commissioner Woodwell, Commissioner Basterrechea, Commissioner Flowers, Commissioner Craven

Not Present: Commissioner Sweet, Commissioner Whitelaw

Commissioner Craven moved to excuse the absences, Commissioner Woodwell seconded, and the motion passed.

CONSENT AGENDA:

Chairwoman Brodine added an ARRF Shelter preview to the agenda

Commissioner Craven moved to accept the minutes, Janine Brodine seconded and the motion passed.

CITIZEN'S COMMENTS: (on non agenda items)

DISCUSSION ITEMS: (action may be taken following commission discussion)

1. Design Review –

a. 107 W Montana Ave – New Shed

i. Discussion on this project, with three main decisions to make

1. 18.50.030(C)(1)

1. The maximum building footprint of accessory structures including garages shall not exceed 800 sq. ft.

Does this code mean each individual building cannot be over 800 sq. ft., or that the total of accessory structures cannot be more than 800sq ft?

Calculated Individually – Commissioners Basterrechea, Woodwell, & Craven (3)

Calculated as a whole – Commissioner Brodine (1)

2. 18.50.030 (C)(2)

1. There shall be at least five feet of separation between the footprint of all buildings and accessory buildings on a lot.

Does this mean five feet of separation between main buildings and accessory buildings or between all buildings?

Between main buildings and accessory structures – Commissioner Craven (1)

Between all buildings - Commissioners Brodine, Flowers, Woodwell, & Basterrechea (4)

3. 18.210.050 (B)

Repairs and Improvements to a Nonconforming Structure. Legal nonconforming structures may be remodeled, improved, and/or expanded; provided, that the proposed activities:

a. Do not increase the degree of nonconformity;

Does this project increase the degree of non-conformity?

Yes – Commissioners Flowers & Brodine (2)

No – Commissioners Woodwell, Craven & Basterrechea (3)

ii. Commissioner Craven moved to accept the Findings of Fact as amended, Commissioner Flowers seconded. Motion Approved.

iii. Commissioner Craven moved to accept the application with amended Finding of Facts, Commissioner Woodwell seconded. Motion Approved.

1. Commissioner Craven – Yay
2. Commissioner Woodwell – Yay
3. Commissioner Basterrechea – Yay
4. Commissioner Brodine – Nay
5. Commissioner Flowers – Abstained

2. Sign Code Review

a. The sign code was altered from:

15.25.020 Administration

C. Administrative Code Interpretation. Wherever the requirements of this chapter are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants to which the city is a party, the most restrictive or those imposing the higher standards as determined by the city shall govern; provided, that:

1. The mayor or his/her designee is authorized to make such interpretations of this chapter as may be necessary to promote the streamlined implementation of the comprehensive plan, provide efficient development reviews, remove inequities between property and business owners, resolve conflicting requirements, clarify provisions, correct cross references, and/or to avoid unnecessary hardship; and

b. to:

15.25.020 Administration

C. Administrative Code Interpretation. Wherever the requirements of this chapter are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants to which the city is a party, the mayor or his/her designee is authorized to make such interpretations of this chapter as may be necessary to promote the streamlined implementation of the comprehensive plan, provide efficient development reviews, remove inequities between property and business owners, resolve conflicting requirements, clarify provisions, correct cross references, and/or to avoid unnecessary hardship; and

c. The height of A boards was changed to 36"

d. Murals were tabled for the next meeting

3. ARRF Shelter Preview

A. The commission reviewed the proposed plans for the new concept for the ARRF shelter

1. Commissioner Brodine collected notes to give to the ARRF director, Lori Clemente.

4. Mayor's Request

A. The mayor asked the Commission to please review the sign code and decide if the commission would like businesses to re-permit all signs, including the existing and unchanged when the businesses are sold.

