



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

July 11, 2013 – 6:02 P.M.

201 S 1st, Roslyn, Washington

CALL TO ORDER, ROLL CALL, AGENDA UPDATE

Present: Commissioners Brodine, Gray, Woodwell, and Sweet. Commissioner Flowers arrived at 6:05PM

Staff Present: Shawna Graham

CONSENT AGENDA:

CITIZEN'S COMMENTS: (on non agenda items)

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

1. Minutes

a. June 13, 2013

- i. Commissioner Woodwell moved to accept the findings of facts, Commissioner Gray seconded the motion, and the motion passed unanimously

2. Application Review & Public Comment

a. ROSDR13-0008 – 610 S A St – Bogaard

- i. Shawna gave a brief review of the project
- ii. John Douglass – 604 S A St
 1. Mr. Douglass expressed his support for this project
- iii. Commissioner Woodwell moved to accept the Findings of Fact, Commissioner Flowers seconded the motion, the motion passed unanimously
- iv. Commissioner Woodwell moved to approve the application, Commissioner Sweet seconded the motion, the motion passed unanimously

b. ROSDR13-0006 – 410 W Alaska Ave – Crnick

- i. Shawna gave a brief review of the project
- ii. The Commission discussed the proposed project and verified there were no changes on the exterior from the original structure

- iii. Commissioner Woodwell moved to accept the Findings of Fact, Commissioner Sweet seconded the motion, the motion passed unanimously
- iv. Commissioner Sweet moved to approve the application, Commissioner Gray seconded the motion, the motion passed unanimously
- c. ROSDR13-0007 – 306 w Montana Ave – Martin
 - i. Rob Torrence from Brookside Builders was present to represent the project
 - ii. James Canterbury - 302 S 3rd St
 - 1. Mr. Canterbury was concerned about the alley access at the property and the siting of the garage, the way that the snow is currently cleared will completely block access to this garage in the winter months
 - a. Mr. Canterbury felt the property owner should consider orienting the garage towards Montana Ave. instead of towards the platted, but undeveloped alley
 - 2. Rob Torrence stated that if the property owner desires, that change could be made, and that he was also concerned about winter access to the garage.
 - 3. There was a discussion about exactly where the property was and what the topography is like for accessing the property.
 - iii. There was a discussion about the lack of eaves on both the home and the garage and what that will mean during winter snowfall
 - 1. The Commission would like to look at adding eave regulations in the next round of Architectural Design Review code revisions
 - iv. There was a discussion about whether or not French doors are permitted
 - 1. They are permitted, but the Commission would like to suggest the home owner use wood frame French doors
 - a. The Commission would like to look at adding French Door regulations in the next round of Architectural Design Review code revisions
 - v. There was a discussion about the basement windows being horizontally oriented and whether that was allowed
 - 1. They are permitted because the code reads that “predominant windows” must be vertically oriented and basement windows are by nature not predominant

- vi. There was a discussion about the open front porch design and whether or not it is a dominant feature of the front façade of the structure
 - 1. The Commission decided that although it does not demonstrate the historic vernacular of the City, it is a dominant feature of the front façade
- vii. There was a discussion about the front porch being predominantly glass and whether or not that fits our historic nature
- viii. The Commission would like the property owner to reconsider:
 - 1. Re-orienting the garage for year round access
 - 2. Gutters not be used on the property due to snow load
 - 3. Utilize eaves or overhangs for snow shedding
 - 4. Use wood frames for the French doors
 - 5. Replace 8' windows on the front porch with 65" windows like used on the rear of the structure
- ix. Commissioner Sweet moved to accept the findings of fact as amended, Commissioner Gray seconded the motion and the motion was approved unanimously
- x. Commissioner Woodwell moved to approve the architectural design review with comments, Commissioner Flowers seconded the motion, and the motion was approved unanimously

3. Preliminary Review & Discussion

a. Hewson Property

- i. Commissioner Brodine gave a brief history of the proposal
- ii. Commissioner Sweet explained that Ellie Belew, a member of the Roslyn Urban Forest Citizen Advisory Committee, told her that the Hewson property is a major thoroughfare for wildlife, and that it is critical to wildlife connectivity in the Urban Forest. She also stated that the intent of the Urban Forest Overlay is for that property to eventually return to a forest-like nature, not residential. Commissioner Sweet also shared Ms. Belew's explanation that there is a possibility and goal to create a trail system that connects into the Teanaway and provides an economic boom by serving as a hub to all these trail systems. This would provide a larger recreational area as well as wildlife corridor and habitat.
 - 1. Shawna cautioned that the opinions of one CAC member does not necessarily reflect the opinion of all of the CAC, but that the CAC has expressed a concern about wildlife connectivity on that property.

- iii. Commissioner Woodwell explained that he has found no historic record of farm homes being any larger than in-town homes.
 - iv. The Commission expressed a lack of desire to make the requested changes, but wanted to discuss it again at the next meeting.
- b. Sign Code
- i. Commissioner Brodine gave a brief update on the Roslyn City Council's Planning and Community Services Committee's review of the Sign Code
 - 1. Small changes left to be made, but the document looks good.
- c. ARRF Animal Shelter
- i. Commissioner Brodine explained that the Roslyn City Council's Planning and Community Services Committee is requested that ARRF make a formal presentation to the City Council before they go forward with this code revision

4. Livestock

- a. There is nothing to update, Shawna is still working on adding goats to the chapter

5. Adjournment

- a. Commissioner Woodwell moved to adjourn the meeting, Commissioner Flowers seconded the motion and the meeting adjourned at 7:26PM.

Janine Brodine – Chair

Shawna Graham - Planner