



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

July 25, 2013 – 6:05 P.M.

201 S 1st, Roslyn, Washington

CALL TO ORDER, ROLL CALL, AGENDA UPDATE

Present: Commissioners Brodine, Gray, and Sweet, Commissioner Flowers, Woodwell arrived at 6:08pm

Staff Present: Shawna Graham

Commissioner Brodine asked the Commissioner to move the Hewson project to #2, and add ROSDR13-0010 to 3(b)

CONSENT AGENDA:

CITIZEN'S COMMENTS: (on non agenda items)

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

1. Minutes

a. July 11, 2013

- i. Commissioner Woodwell moved to accept the minutes as amended, Commissioner Sweet seconded the motion and the motion passed unanimously

2. Preliminary Review & Discussion

a. Hewson Proposal

- i. Commissioner Brodine asked Mr. Hewson about historical research about the use of the property as was directed by the council
 1. He found oral history from older residents about the use of the property being used for livestock
 - a. Horses, cattle, hay, corral
 2. He has photos of the historic barn, but not of the home
 3. Commissioner Flowers asked who it was Mr. Hewson had spoken to
 - a. Mr. Hewson said he could get that information, if it is needed, but that Harry Georgeson was a good one
- ii. Mr. Hewson gave a brief history of the property and its annexation as he knows it

1. Mr. Hewson believes that in the 1990's, the Council temporarily zoned the property as residential because they did not know what to do with it
 - a. Shawna clarified that our future land use map shows the property as Urban Forest, so the intention was to move away from urbanization, not towards it
 - b. Commissioner Sweet explained that the properties with the Urban Forest Overlay were designated with that zone because those properties have been deemed critical to wildlife habitat, connectivity, and water availability
- iii. Mr. Hewson does not want to build more square footage than is allowed in the City of Roslyn, just a bigger footprint
- iv. Commissioner Flowers inquired about the amount of research Mr. Hewson put, prior to purchasing the property, into the regulations that apply to the property
 1. Mr. Hewson acknowledged that the information was available to him at that time, and he was aware of the zoning
- v. Commissioner Sweet asked about which piece of property he is looking at developing
 1. Mr. Hewson explained that he is only considering the 4 acre lot at this time, and he has no intention of developing the other lots and he understands that things happen and others who own the property after him, would it be acceptable to have three homes similar to what he is proposing
- vi. Commissioner Brodine clarified that when the Council made the allowance for septic on the property it did not set a precedent for the City to make a visual change
- vii. Project Architect, Al Montgomery explained why the proposed home was drawn to a larger footprint
- viii. Mr. Montgomery also explained that due to the larger footprint, they had to exceed their allowance of a lower pitch, in an attempt to remain below the maximum height set by Roslyn Municipal Code
 1. Commissioner Woodwell suggested eliminating some of the side roofs on the barn until it gets below the 25% maximum
 2. Commissioner Woodwell asked if there was a pitch problem on the home as well, which Mr. Montgomery confirmed that there would be problems there as well

3. Commissioner Sweet noted that the footprint and roofing is all that is standing in the way at this point
- ix. The Commission discussed whether they wanted to continue to work on Mr. Hewson's proposal
 1. The Commissioners felt that Mr. Hewson could make reasonable alterations to bring his projects into compliance and that they had spent enough time considering this issue

3. Application Review & Public Comment

- a. ROSDR13-0009 – 400 E Idaho Ave – Blondin
 - i. Shawna gave a brief history of the project and why it is coming to the Commission again
 - ii. Commissioner Flowers moved to accept the Findings of Fact, Commissioner Gray seconded the motion and the motion was passed unanimously
 - iii. Commissioner Woodwell moved to approve the Design Review, Commissioner Gray seconded the motion and the motion passed unanimously
- b. ROSDR13-0010 – 207 N D St – Selin
 - i. Shawna gave a brief history of the project
 - ii. Commissioner Woodwell moved to accept the Findings of Fact, Commissioner Sweet seconded the motion, and the motion passed unanimously
 - iii. Commissioner Sweet moved to approve the Design Review, Commissioner Gray seconded the motion and the motion passed unanimously

4. Livestock

- a. Shawna presented the current draft of revisions to the livestock code
- b. The Commission discussed how to address this revision, which has not been altered since 1917, and decided to table it until the August 8, 2013 meeting with the understanding that they would all look it over between now and then.

5. Code Revision Updates

- a. Sign Code
 - i. The Sign Code will go before the City Council on August 13, 2013
- b. Table of Permitted Uses
 - i. The new Table of Permitted Uses will go before City Council on August 13, 2013.

6. Adjournment

- a. Commissioner Flowers moved to adjourn the meeting, Commissioner Woodwell seconded the motion and the meeting was adjourned at 7:46pm

Janine Brodine – Chair

Shawna Graham - Planner