



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

**March 13, 2014 – 6:02 P.M.**

201 S 1<sup>st</sup>, Roslyn, Washington

**CALL TO ORDER, ROLL CALL, AGENDA UPDATE**

Commissioner Brodine called the meeting to order at 6:03PM.

Present: Commissioner Flowers, Commissioner Sweet, Commissioner Woodwell, Commissioner Gray, Commissioner Brodine, City Planner, Shawna Graham

**CONSENT AGENDA:**

Commissioner Brodine added several items to the agenda

**CITIZEN'S COMMENTS:**

None

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

**1. Minutes**

a. February 13, 2014

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

**2. Design Reviews**

a. ROSDR14-0001 – Leer Remodel and Addition – 617 S A ST

- i. Craig Sill, Stone River Engineering Company, gave a brief summary of the project.
- ii. Mr. Sill explained that he is aware that the roof pitch is less than required by RMC, but that it is that way to allow an egress from the upper story bedroom. He stated that there are options for not increasing the percentage of below slope roofing, but that it would cause the roofing to change slopes and would be unattractive
- iii. Commissioner Brodine stated that the predominant windows need to be vertically oriented. Ms. Leer explained that she would be willing to change them to vertical, which will look similar to the original windows, which she still has, but are single pane.

- iv. Mr. Sill presented the Commissioners with a drawing of what the residence would look like if he complied with the 9:12 roof pitch requirement.
- v. Commissioner Sweet proposed bringing the additions roof up to the height of the main structure at a 9:12 roof pitch, which Ms. Leer and Mr. Sill agreed to.
- vi. Commissioner Woodwell moved to approve the Findings of Fact, Commissioner Gray seconded the motion, and the motion was approved.
- vii. Commissioner Sweet moved to approve ROSDR14-0001 as amended to include vertical windows, and a 9:12 pitch on the addition, Commissioner Gray seconded the motion, and the Design Review was approved unanimously.

### **3. Pre-Design Reviews**

- a. INQ14-0004 - 304 W Montana Ave – Brookside Builders
  - i. Rob Torrence, Brookside Builders, gave a brief summary of the vision behind this project.
  - ii. The Commission discussed the project with Mr. Torrence. They stated that the project would be an improvement, and that there isn't anything that they can see from the preliminary drawings that would be a compliance issue.
- b. INQ14-0002 - 420 S 3<sup>rd</sup> St – Shields
  - i. As long as they do not need to use heavy equipment, rockery does not need to go through design review, therefore, this project will not require a Design Review.
- c. INQ14-0004 - Parcel 442634 – Merle Inc.
  - i. The Commissioners inquired about the idea of making the rooms upstairs a Vacation Rental or Hotel space instead of apartments.
  - ii. There was a discussion about the top floor being bigger than the bottom floor, and which the Commissioners thought may indicate covered parking at the rear of the building.
  - iii. Multi-Family Dwelling Units would be allowed in the Commercial Zone because it is mixed use, and a hotel would also be permitted.
  - iv. The Commission suggested windows along the side of the building if it is not constructed right against the building next to it.
  - v. The Commission suggested there be a porch/deck/balcony on the upper story, that it not be constructed with T1-11 siding, and that the upstairs be a hotel.
  - vi. The Commission would like to staff to share the Design Standards and the Design Guidelines with the property owners.

#### **4. Traffic Control Signs**

##### **a. Electronic Speed Limit Sign**

- i.** Commissioner Brodine gave a brief summary of this inquiry, and asked the Commission to formulate a recommendation to Council
- ii.** The Commission stated that blinking lights are inappropriate in a Historic District
- iii.** This type of harsh signage is not the welcoming gateway that Roslyn is trying to achieve
- iv.** It would be unfair to our citizens if the City does not adhere to its own rules whenever possible
- v.** This form of traffic control is not conducive to tourism and recreational economy
- vi.** Roslyn is attempting to achieve a rustic, peaceful, mountain experience, and this type of signage is not compatible with that goal
- vii.** A lot of hours and careful consideration went into the creation and subsequent revisions of the sign code
- viii.** Traffic Infractions and accidents are minimal so increased signage is not be necessary – This would be overkill
- ix.** Who does it slow down? People who it would affect, would be looking at the distracting sign, people who know they are speeding will not care, and some people like to see how high they can get the readout.
- x.** The City is trying to turn around the reputation and culture of negativity, harshness, and “no”, a sign like this would counteract those efforts.
- xi.** The City is trying to increase tourism, and outdoor recreation
- xii.** Commissioner Brodine will draft a recommendation and be present at the 3/25/2014 Council Meeting to discuss the proposal with the Council

##### **b. Crosswalk Signs**

- i.** The excessive crosswalk signs at SR903 and Pennsylvania Ave have been removed.
- ii.** Staff explained that Chief Ferguson and Council are looking into a pedestrian crossing sign that can be put out for events in the downtown, and would be removed immediately after the event

#### **5. Historic Preservation Award Nomination**

- a.** Commissioner Brodine has been working on a Historic Preservation Award Nomination for Dick Watts, the Cemetery Commission Chair. She shared the nomination and received approval from the Commission to support the nomination of Mr. Watts.

#### **6. Commission Seat Vacancies**

- a. There are two open seats on the Commission, if you know anyone who is interested, have them stop by the office for an application.

**7. Special Events**

- a. Tabled for the next meeting

**8. Adjournment**

- a. Commissioner Woodwell moved to adjourn the meeting, Commissioner Flowers seconded the motion, and the meeting was adjourned at 8:02PM.

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Janine Brodine – Chair

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Shawna Graham - Planner