



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

**August 28, 2014 – 6:00 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 6:00PM.

Present: Commissioners Brodine, Gray, Woodwell, Sweet & Hansen

**CITIZEN'S COMMENTS:**

Felicia Johnson and two colleagues were present to let the Commission know that they are looking at several different properties for their business Los Marijuanos as the property they were originally looking at has been sold to another party.

The Commission let Ms. Johnson know that the properties she is looking into is in the Commercial Overlay Zone, but it must maintain the appearance of a residential business. The Commissioners inquired about ADA Access, and encouraged Ms. Johnson to come before the Commission for a Pre-Design review when she has a more complete idea of what they would like to do.

**DISCUSSION ITEMS:**

**1. Development Regulations**

- a. See attached revisions
- b. Current minimum lot size is 65' x 100'. Are there lots available for building that are less than that? We want land to be used and developed.
- c. Building Materials
  - i. T-111 is a sheet material... shoddy and not historic. We're adding that to the unapproved siding material.
- d. Roof Pitch
  - i. Shed roof on City Building... Looking at #4 suggestion...
  - ii. We considered 8/12 but 8/12 is not generally used...
  - iii. Commissioner Sweet will bring a schematic to the next meeting.
  - iv. The Commission liked the revisions as proposed.
- e. Railings
  - i. Copy language from fencing about "harmonious design"
- f. Chimneys
  - i. Metal stovepipes or chimneys covered with brick are allowable.
  - ii. Concrete blocks, stone, or false stone are not allowed.

- g. Solar Panels
  - i. Opinions are varied – the Commission will need to revisit this.
  - ii. Not sure whether to encourage or discourage them, but should make an effort to allow them.
  - iii. Commissioner Woodwell would like the City to consider installing solar panels at the sewer lagoons.
  - iv. The Commissioners agreed they don't like them on the roof, but would like to find an alternative.
  - v. Commissioner Brodine reminded the Commissioners that one of their tasks is to preserve the historic integrity of the town circa 1889-1930
  - vi. Commissioner Brodine will research codes in other towns
- h. Wind Turbines
  - i. In order to be efficient they have to be above treeline...
  - ii. They make noise... having them pop up around town would not be ideal.
  - iii. The Commissioners were generally in favor of not allowing turbines.
- i. Garage Heights
  - i. There is some concern that garages can be too high and too many of them change the look of the town.
  - ii. 25' is higher than many Roslyn houses... shall we change the peak height?
  - iii. A typical two-car a garage is 24' wide... a typical Roslyn house is 20' wide
  - iv. Set back from alley is currently 5', should it be more?
- j. Dish Antennae
  - i. Maybe modify the language about "same setback as accessory dwellings" in order to find what that is, you have to dig.
  - ii. There is a concern that dish antennae can be mounted on the fronts of buildings
  - iii. Possible language: Must be screened from view when facing a City Street... Take language from E.1. if you can hide it, you can do it...

## 2. Adjournment

- a. Commissioner Woodwell moved to adjourn the meeting, Commissioner Sweet seconded the motion, and the meeting was adjourned at 8:00PM.

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Janine Brodine – Chair

Shawna Graham - Planner