



**CITY OF ROSLYN  
PLANNING AND HISTORIC PRESERVATION  
COMMISSION MEETING AGENDA  
September 28, 2017 – 6:00 P.M.**

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

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

**CITIZEN'S COMMENTS:**

There were no citizen comments

**DISCUSSION ITEMS:**

**Minutes**

**1. September 14, 2017**

No changes to the minutes

Commissioner Miltko proposed approval of the minutes; Brodine – seconded.

All approval

**2. City Projects**

Commissioner Payne moved to choose Smooth Charcoal Gray 60-10533 as the color. Commissioner Flowers seconded. The vote was unanimously yes. We choose that one because of the flat smooth industrial finish. During Roslyn's historic period, people would have used black iron or galvanized tin for a light pole. This is closest to it.

***Penn Pavement Project***

Janine moved to change recommendation of pedestrian project arm to to KA40 from KA32. Cathy seconded. All voted I

Note: Be sure that there is no finial nor any point at rear of arm.

**Architectural Design Review**

None

**Code Revisions**

**3. Ch. 18.50 - Design Regulations Amendment**

***Page one***

Move comment into the paragraph about time period.

This chapter sets forth specifics... Historic District in the *time period of nomination between 1880 and 1930*

***Page two*** –no changes

**Page three**

B2 -- Change squarer to square  
A3 Change to

*A. The setback of a building placed on an existing lot in the residential zone shall be 15 feet with these exceptions:*

*1. If the lot is historically platted where adjacent houses have less than 15 foot setbacks, residential lots shall have setbacks consistent greater than or equal to the average front yard setbacks of the buildings located on adjacent lots.*

*2. If there are no adjacent buildings, the front yard setback shall be a minimum of 15 feet in depth.*

*e. The primary structure on a property in the residential zone must be located on the front half of the property.*

**Page four**

We discussed changing the '30' back to 35 or 32, and decided to keep it with '30 feet' because that

We changed '35 feet' to '30 feet.'

**A. Building Design.**

1. The maximum building footprint is:

- a. Residential zone: shall not exceed 1,400 square feet.
- b. Light industrial and commercial zones: shall not exceed 20,000 square feet.

2. The maximum building height is 30 feet.

4. *The minimum eave overhang in the residential zone shall be at least eight inches measured horizontally from the finished and closest measurable distance of an exterior wall.*

We hoped that a snow mitigation plan be included in the building application procedure as per the comment on the page.

**Page five**

B 8 – we kept predominant off

B 12 a Exterior foundation cladding or siding may consist of horizontal or vertical wood siding, horizontal concrete units, course shingles or sandstone blocks. Materials that are not allowed include plywood, corrugated material or any material with the appearance of log or rounded *stone, e.g. river rock.*

***Page six***

No new changes

***Page seven***

No new changes

***Page eight***

We added 'trespass'

6. Exterior lighting fixtures and accent lighting, when used and permitted under applicable laws, must be shielded and downward facing. Good lighting should provide adequate light but remain fully shielded so no light is emitted above or in a horizontal direction. The shield must mask the direct horizontal surface of the light source. The light must be directed downward to ensure that the illumination of light does not shine on the neighbor's property, pollute the night sky, or surrounding area. Industrial and commercial high-output fixtures, including mercury and sodium-vapor lamps, shall not be installed on the exterior of structures. Decorative lighting is permitted provided they are restrained in design to avoid excessive brightness and brilliance *and trespass onto* adjoining properties and streets.

10. We took off the word 'rebar.'

1. Landscaping features may not include materials traditionally used in construction of roadways such as jersey barriers, *or rebar or* ecology blocks.
  - I. Fences. In all zones fences, walls and hedges are measured by the exterior and ***Page nine***
  - II. are subject to the following standards:

Corner lots in residential and commercial overlay zones: side yards – four feet or less on the side facing the city right-of- ***Defintions***

1. "Height" or "building height" means the vertical distance between the lowest grade adjacent to the structure to the highest point of the roof

excluding chimneys and antennas. For calculation of elevation, existing grade shall be used.

**4. Vacation Rentals**

We will talk about Vacation Rentals at the next meeting. Two Commissioner may not be able to attend. If Commissioners can't be present we may set up a Skype account

**COMMISSIONER COMMENTS AND CONCERNS**

Lighting discussion:

We discussed ideas to share information about dark skies with the community so that people can become their own code enforcement..

- 1) to include information about dark skies in some packet
- 2) education event in Park with telescopes to see dark skies... or
- 3) Schedule a night where housed turn their lights off at a given time.

The idea came up to have an inspector or builder attend a meeting or come once a month. Commissioners thought that might be useful.

**ADJOURNMENT**

Janine moved to adjourn the meeting at 7:40 and Ben seconded  
All voted in favor.

X

Janine Brodine  
Commission Chair

X

Michelle Geiger  
Planner