



PLANNING AND HISTORIC PRESERVATION COMMISSION

Minutes

Wednesday, September 28, 2022 at 4:00 pm

Meeting Location

201 S 1st, Roslyn, Washington

Those wishing to attend virtually may do so via the following:

<https://cityofroslyn.my.webex.com/cityofroslyn.my/j.php?MTID=ma74f665a49fb886c2c2ea30503f1a62a>

Meeting number: 126 520 7550

Password: Pjh7ezMW4m2 (75473969 from phones and video systems)

26d7448aef7c44d391a8666ff3e11d9c_20201023T000000Z

Join by phone

+1-415-655-0001 US Toll

Access code: 126 520 7550

1. CALL TO ORDER, ROLL CALL, AGENDA UPDATES

Minutes:

The RPHPC meeting began at 4:05 p.m. Commissioners Schmedeke, Davis, Dimeglio, Adams and Garka were all present. CAC members Cary Henspeter, Ken Blanford and Amy Ramsey were also present.

2. CITIZEN'S COMMENTS:

3. DISCUSSION ITEMS:

Minutes:

The Commissioners stated that the concern with the current Significant Tree language is that it dictates what people can do with trees on their own property. The goal is to concentrate the ordinance on public land in City limits.

CAC Chairman, Ken Blanford stated that language in the ordinance that would require an arborist would create other challenges. CAC member Amy Ramsey stated that

there should be a process with public lands that involves notifying the public. Commissioner agreed that there should be lead time to give opportunity for community feedback.

RPHPC and CAC members all agreed that an open house would allow good representation from both groups to collaborate with council and they will work together to schedule that.

AGENDA UPDATE PSA for Harper's Row property at 119 and 123 Pennsylvania Ave was added to the agenda Commissioners discussed the face of the building and stated that the project is on the right track but would like to see the design meet the same façade designs as other buildings around it to blend. They felt that the new plans were an improvement.

a. Significant Trees - Joint discussion with CAC regarding code updates directed by Council

General Commission Business

4. Minutes

Minutes:

The August 24 and August 18th minutes were approved (the special meeting from September 14th was not published yet at the time of this meeting).

Commissioner Davis made a motion to approve the minutes from 8/18 and 8/24.

Commissioner Dimeglio seconded it.

Vote results:

Ayes: 5 / Nays: 0

Preliminary Site Analysis

5. 412 S First Street

Minutes:

Commissioners felt that the site plan looked logical, but could drastically change the look. 412 S First Street passed PSA.

6. 311 N C Street

Minutes:

There was discussion regarding the lack of overhang on the roof with concern to snow load and potential flooding. The code reads that the minimum roof overhang in the residential structure shall have at least eight inches, and no more than 24 inches, measured horizontally, from the finished and closest measurable exterior wall. Please refer to RMC 18.50.070(B)(3)(e). There was also issue with the gable end windows.

The code reads that all exterior windows facing a street frontage shall be rectangular and have a vertically oriented aspect ratio between 1.5:1 and 3:1 and have a minimum separation distance of 5 and one-half inches. Re: RMC 18.50.070(B)(7).

Porches are required to be a significant/dominant feature of the house and the plan for this house does not meet that requirement. The code reads that the front facade of

any new single-family residential construction shall have an open porch. This shall be a dominant architectural feature of the front facade, be a minimum of 25 percent of the overall facade width, and be a maximum of six feet in depth. Re: RMC 18.50.070(B)(5). The garage door is also larger than what is allowed. The code reads that garage doors and driveways shall be oriented toward the alley, unless the alley is not designated for plowing by the city or is determined by the city as not suitable for maintenance; provided, that, in the residential zone, a single garage door no wider than 10 feet and no taller than eight feet may be used on the side or front facade. Re: RMC 18.50.070 (A)(5). Commissioners agreed that this design does not follow the letter of the law nor the spirit.

Architectural Design Review

7. 210 W Washington

Minutes:

The Commissioners stated that the windows do not meet the required standard. There is a discrepancy in the documentation regarding the sizes of the windows and the windows that were actually installed. RMC 18.50.070(B)(7) states that all exterior windows facing a street frontage shall be rectangular and have a vertically oriented aspect ratio between 1.5:1 and 3:1 and have a minimum separation distance of 5 and one-half inches. The windows were already non-conforming and you cannot increase the degree of something that is non-conforming - RMC 18.210.050(B)(1).

Commissioner Davis made a motion to approve the windows as proposed and Commissioner Adams seconded it.

After discussion, the proposal for window replacement at 210 W Washington was voted down.

Commissioner Garka - no Commissioner Davis - no Commissioner Schmedeke - no Commissioner Adams - no Commissioner Dimeglio abstained.

Vote results:

Ayes: 0 / Nays: 4

8. 608 S First Street

Minutes:

The porch is being replaced like-for-like.

Commissioner Adams made a motion to approve as submitted and Commissioner Davis seconded the motion.

Vote results:

Ayes: 5 / Nays: 0

Other Business

9. Code Updates - Follow Up

Minutes:

There will be a special meeting on October 12th at 4:00 p.m. to go over the Urban Forest Overlay.

*If you would like online access to documents please visit:

<https://www.towncloud.io/go/roslyn-wa/>

Contact: Michelle Geiger (planner@ci.roslyn.wa.us 509-649-3105) | Minutes published on 09/29/2022
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