



Open House

Minutes

Wednesday, November 16, 2022 at 6:00 pm

ROSLYN URBAN FOREST OVERLAY

This meeting will be held in person. Virtual attendance is available via the following;
[Open House Flyer](#)

[https://cityofroslyn.my.webex.com/cityofroslyn.my/j.php?
MTID=m5a6ad1d2cb4a63213984957feeeff7c2](https://cityofroslyn.my.webex.com/cityofroslyn.my/j.php?MTID=m5a6ad1d2cb4a63213984957feeeff7c2)

Meeting number: 2553 513 0196

Password: tpJpe7gFU78 (87573743 from phones and video systems)

Join by phone

+1-415-655-0001 US Toll

Access code: 255 351 30196

1. Overlay Properties Map

Minutes:

Planner, Michelle Geiger, displayed a large aerial map of the 14 parcels adjacent to and/or included in the Roslyn Urban Forest and are impacted by the RUF overlay.

2. Welcome by the RPHPC

Minutes:

The Open House was hosted by Commissioners of the RPHPC, Planner, Michelle Geiger. Some members of Council and CAC were also present.

3. Discussion of current overlay regulations

Minutes:

Geiger disclosed that this was one of the code issues/conflicts that were identified during the moratorium. Commissioners reminded the public that all of the properties being discussed are private properties that are zoned residential (except for one

commercial and one city lot) that happen to be in the RUF overlay.

The Overlay code states that the minimum lot size is 20 acres and also states that anything under that 20-acre minimum is considered non-conforming; Anything that is non-conforming cannot be developed. They are confined to LSP (Land Stewardship Plan) regulations, yet the LSP does not discuss private property or development. The LSP is the document that manages the forest itself, but there is nothing regarding the development of these lots. She stated that along with these conflicts, lies a conflict of provisions in place for compliance with this code, such as the absence of a re-vegetation plan and a list of native species, which creates a problem for the implementation of the overlay's requirements.

4. Discussion of options for future changes to the overlay zoning designation

Minutes:

Commissioner Garka reminded the public that the RPHPC is not a decision-making body, but a translator of the code who makes recommendations to the council. He stated that the moratorium was used as a time to clean up confusing and contradictory code.

5. Question and Answer Segment

Minutes:

Each member of the public was given 5 minutes to speak. The first members invited to speak were the parcel owners, themselves, who are affected by the overlay. After those members spoke, other residents and members of the community were invited to speak as well.

Parcel owner, James Say, stated that his family has been here since the late 1800's and had no idea that the overlay affected his inherited property, which was historically a dairy farm. He was under the impression that he would be able to do whatever he wanted on his land and now feels trapped. When asked how he would like to see this code changed or not, he stated that he wants the Urban Forest to stay preserved as well, but when discussing land ownership, the overlay is inappropriate. He stated that there should be equality and fairness to all landowners.

Parcel owner Sharon Lawrence stated that their home straddles two adjacent lots that they own. Part of their home is on the lot that is residential and the other half of their home is in the overlay. This restricts them from having a lot line adjustment that would correct that issue. The other issue is that they cannot have an accessory dwelling unit either. They would like to see the code modified so that they can have a conforming lot and be allowed to have the same rights as others.

Parcel Owner Ed Hughson bought his property in 2012 when it had been used previously as a horse ranch. The previous owners who sold him the property did not know it was in an overlay. He feels that the code is conflicting with itself and that it needs to be removed so that people can live their lives on their own property without being bound up.

Parcel Owner Mark Randalman stated that property rights are important but so is the

significance of the forest. He believes that there should be some adjustment to the code and suggested an individual basis.

Citizen Doug Kilgore spoke as a partial parcel owner of lot #1, which is a City owned lot in the overlay, stating that as a citizen of Roslyn, he and other community members have a vested interest. He suggested removing the 20-acre minimum requirement but keeping the prohibition on subdividing. He discussed the reason for the overlay and the value of protecting the forest from over-development, including lessening the risk of wildfire. He also suggested that provisions be made that allow the Planner to direct people to a list of native species and a plan for re-vegetative efforts. He reiterated that the overlay is meant to act as an intermediary buffer.

Parcel Owner Lindsey Flowers asked why people who are in the RUF overlay are treated differently than those in any other zone or overlay and called for the code to be modified.

Citizen Angela McPhee said that she was grateful for the RUF and agreed with Doug to change the code to allow conformity of the parcels, but to prohibit subdivision. She stated that there are benefits to having a buffer and that it protects the land and wildlife. Commissioner Garka reminded everyone that without the overlay, these parcel owners would still be bound to regular codes and conform to codes in place. Planner, Geiger reminded everyone as well that Roslyn is entirely built on a critical area with steep slopes and water protection requirements. She stated that if the overlay was removed, much of this land would still never be developed.

Citizen Peg Bryant spoke about the history of the RUF overlay. She said that the settlement agreement was in 2001 and that the land was transferred over to the City around 2004. She said that the LSP was created sometime in 2008. She stated that the land was a gift with the understanding that the City would manage it and make sure that there was no development on it. She said that the forest is a valuable resource but that she also understands personal property rights. Her recommendation is to modify but not eliminate the overlay.

Citizen Garrett Silver stated that he was appointed to the Planning Commission in 2005 and has no recollection of the RUF Overlay during that time. He said that there were code inconsistencies during his time on the commission too and applauded the efforts of the current Commission. He believes that private land owners should build homes on their property, but feels conflicted about subdivision. His suggestion is to modify.

Citizen Jered Fisher stated that people enjoy access to the RUF but acknowledged that some of the access points are through private property and that there need to be easements of public access points to prevent frustrating property owners. His suggestion is to modify the code.

Citizen Sibyl Maer-Fillo stated that she moved to Roslyn because of the RUF and while also running the Washington Outdoor School, she spends a lot of time in the forest. She discussed the importance of the forest and the connection for children with nature as well as her concern for wildlife and the land itself. She stated that people need to be mindful of their impact on the natural world, but that the code should be

modified so that it makes sense and so that people can be treated fairly.

There were also two emailed public comment letters that were attached to the agenda for the public to read.

The City will now create a survey of it's own (the previous survey was done by a private citizen) and it will be circulated (social media, website, etc).

SUBMITTING COMMENTS IN WRITING

You do not need to be in attendance to have your voice heard. If you have questions or comments, please email them to planner@ci.roslyn.wa.us or feel free to drop them at our office during regular business hours M-R 9:00 am - 5:00 pm.