



SUMMARY OF THE MINUTES TOWN COUNCIL

Thursday, March 5, 2015 – Council Chambers – Evening Session

CALL TO ORDER

Mayor Lacher called the regular session of the Town Council to order at 5:30 p.m.

ROLL CALL

Councilmembers: Position No. 1, Steve Hushebeck; Position No. 2, Noel Monin; Position No. 3, Anna Maria de Freitas; Position No. 4, Farhad Ghatan; and Position No. 5, Barbara Starr.

Others Present: Mayor, Carrie Lacher; Town Administrator, Duncan Wilson; and Clerk, Amy Taylor.

Treasurer, Kelle' Wilson, was absent.

FLAG SALUTE

Mayor Lacher conducted the flag salute.

ANNOUNCEMENTS/SCHEDULE CHANGES

Mayor Lacher announced that there would be an executive session regarding personnel issues following end of regular business.

PUBLIC ACCESS TIME

Mayor Lacher explained the purpose and process for Public Access Time and as it relates to the scheduled public hearing regarding the rezone of 415 Tucker Avenue.

Kenneth Christison, 440 Tucker Avenue, shared concerns that the proposed rezone would have negative impacts on quality of life and property value for homes located near 415 Tucker Avenue. Mayor Lacher explained that the Council will consider reopening the public testimony portion of the hearing.

Rick Thompsen, School District 149 Superintendent, thanked the Town for the Blair Avenue Reconstruction Project.

Tawney Martel, 720 Harbor Street, stated her understanding was that testimony would be reopened to take written comment.

Susan Williamson, 440 Tucker Avenue, thanked the Town for the Blair Avenue Reconstruction Project. Ms. Williamson requested that Tucker Avenue be brought to the same safety standards and beautified as much as possible. Ms. Williamson noted comments from the February 19th meeting relating to the condition of Tucker Avenue. Administrator Wilson stated that prior comments regarding Tucker Avenue were relating to the condition of pavement. Administrator Wilson reported on the upcoming redesign and reconstruction of the street.

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ACTION AND DISCUSSION ITEMS

Friday Harbor Arts Commission

At 5:43 p.m., Mayor Lacher introduced Audrie Sable and requested that the Council affirm her appointment to the Friday Harbor Arts Commission in the “student position”. Ms. Sable described her current curriculum and shared ideas for introducing arts into the community. Lori Stokes, FHAC member, shared reasons for nominating Ms. Sable. **Council consensus to affirm the appointment of Audrie Sable to the Friday Harbor Arts Commission.**

Town Wellness Committee

At 5:49 p.m., Mayor Lacher introduced Julie Greene, Wellness Committee Coordinator, provided an update regarding the Wellness Program. Ms. Greene explained reasons why the program wasn't sustainable; steps taken thus far to re-establish it; and requested that the Council affirm its support. Discussion followed regarding health insurance premium rebates. The Council thanked Ms. Greene for her diligent work.

Moved by Ghatan, seconded by Starr, to adopt Resolution No. 2099, acknowledging the re-establishment of a Town Employee Wellness Program and expressing support therein. Motion passed unanimously.

PUBLIC HEARING

Rezone Application No. 64

At 5:53 p.m., Mayor Lacher reopened the public hearing to consider Rezone Application No. 64, a request for a zoning designation change from single-family residential to utility by the Town of Friday Harbor.

The subject property is approximately 1.14 acres in size and identified as Tax Parcel No. 351151029 located at 415 Tucker Avenue. It is non-residential as shown on the Town's Classification Map. The property abuts property to the north that is zoned Professional Services and Single Family. Across the street is property zoned Utility (Waste Water Treatment Plant). Other abutting properties to the east and west are zoned Single Family.

Mayor Lacher asked if any Councilmember wished to excuse themselves from participating. Council answered in the negative. Councilmember Hushebeck and Starr responded in the negative to Mayor Lacher's inquiry regarding personal interest in the properties or issue; personal gain or loss of financial benefit; and in the affirmative regarding hearing and considering the matter in a fair and objective manner; and reviewing the staff report and information from February 19, 2015. The Council answered in the negative regarding communications with the public regarding this matter.

Mayor Lacher asked if the Council wished to reopen public testimony to accept written and verbal input from the public. The Council answered in the affirmative.

Mayor Lacher asked Land Use Administrator, Mike Bertrand, to present any exhibits or supplemental information. Mr. Bertrand explained that he had no supplemental information to the staff report previously presented and entered the following exhibits into the record:

- *[Clerk's Note: Exhibit A & B entered into the record on February 19, 2015.]*
- Exhibit C – Preliminary site drawing with Public Works Building located on easterly portion of the parcel;
- Exhibit D – Preliminary site drawing with Public Works Building located on westerly portion of the parcel;
- Exhibit E – Letter by Floyd and Adrienne Bourne, 750 Harbor Street;
- Exhibit F – Letter by Kenneth Christison and Susan Williams, 440 Tucker Avenue;

- 93 • Exhibit G – Letter by Jason Miniken, ___ Taraboccia Lane.

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95 Mayor Lacher and the Council paused to read the Exhibits. *[Clerk's note: Exhibits were distributed to the*
96 *audience.]*

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98 At 6:06 p.m., Mayor Lacher opened the public input portion of the hearing to the audience.

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100 Tawney Martel, 720 Harbor Street, asked if Exhibits B or C were site plans. Ms. Martel commented on
101 the scale of the building and odors from the Waste Water Treatment Plant. Mayor Lacher explained that
102 the Exhibits were conceptual drawings only. Town has not begun the process to determine the scale of
103 possible improvements at the site.

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105 Adrienne Bourne, 750 Harbor Street, stated that she was concerned as a neighbor and parent about the
106 proposal.

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108 Susan Williamson, 440 Tucker Avenue, asked why Utility zoning was necessary instead of Light Industrial
109 zoning.

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111 Ken Christison, 440 Tucker Avenue, stated concern that there is a proposed zoning change without a site
112 plan in mind. Mr. Christison suggested that Town locate sewer expansion at the existing facility and limit
113 development at the site.

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115 No other comments were forthcoming.

116
117 At 6:13 p.m., hearing no other comments from the audience, Mayor Lacher opened the hearing to
118 comments from staff.

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120 Mr. Bertrand offered clarifications regarding the utility zone and split-zoning.

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122 Administrator Wilson explained that Exhibit C and D were developed to determine the feasibility of split
123 zoning and the drawings were conceptual.

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125 At 6:18 p.m., Mayor Lacher opened the hearing to Council questions.

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127 Councilmember Starr inquired why a park requires a conditional use permit in the Single Family zone and
128 why Light Industrial zoning has more allowable uses than Utility. Mr. Bertrand explained that the Utility
129 zone was created to include all Town owned property for municipal use, regardless of its function. Mr.
130 Bertrand explained that Light Industrial zoning designates more allowable uses than Utility zone.

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132 At 6:22 p.m., Mayor Lacher asked if there were additional comments from the public.

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134 Ken Christison cited the example of “auto-repair in the Light Industrial zone” and asked what types
135 activities may occur at the “public works shop”. Mr. Bertrand cited examples. Administrator Wilson
136 explained that the primary use the building would be for in-Town supply of sand, gravel and equipment
137 storage.

138
139 Susan Williamson asked the Council to give consideration to the neighborhoods surrounding the
140 Wastewater Treatment Plant when talking about Town facility expansion. Ms. Williamson commented
141 that Town has created its need for additional capacity when knowingly expanding its boundaries through
142 several annexations. Ms. Williamson commented that the surrounding neighborhoods have to shoulder
143 the effects of Town's expansion.

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145 At 6:29 p.m., hearing no more questions or comments from the audience, Mayor Lacher closed the public
146 input portion of the meeting and opened the hearing to Council deliberations.

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148 Councilmember Starr stated that she was favorable to the zoning proposal because of the prospect of a
149 park, retaining greenery and utilitarian activities would be a benefit for the currently unused lot.

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151 Councilmember Ghatan stated that he was favorable to the split-zone so long as it didn't interfere with
152 future intents of the property. Councilmember Ghatan stated that impacts from development could be
153 buffered.

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155 Councilmember de Freitas concurred with Councilmembers Starr and Ghatan. Councilmember de Freitas
156 asked if Light Industrial zoning would be more appropriate to give neighbors piece of mind. The Council
157 determined that Light Industrial zoning has more uses.

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159 Councilmember Monin asked if compensation was necessary between the Streets and Sewer utilities if
160 the property was used for street purposes. Administrator Wilson stated that it was a possibility.
161 Councilmember Monin stated that expansion of sewer facilities was not as high a priority of the Town at
162 this time as efficient facilities for the Streets Utility. Councilmember Monin stated that Town should use
163 the property with the least amount of impact to the neighborhood.

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165 Councilmember Hushebeck stated that expansion of Town utilities are inevitable regardless of where
166 they are located; and that Town is doing the best it can with available resources.

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168 Administrator Wilson stated that staff will prepare Findings of Fact present them to the Council at the
169 next meeting.

170
171 **Moved by Hushebeck, seconded by Ghatan, to accept Rezone Application No. 64 and direct**
172 **staff to prepare Findings of Fact, Conclusions of Law and Decision for consideration, based**
173 **on conditions of the Council that the property be split-zoned with Single-family residential**
174 **zoning to the west and Utility zoning to the east of the parcel. Motion passed unanimously.**

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176 **ACTION AND DISCUSSION ITEMS**

177 Friday Harbor Fields

178 At 6:44 p.m., Mayor Lacher introduced continued discussion of the Operations and Maintenance
179 Agreement between School District 149 and Island Rec for Friday Harbor Fields located on Carter Avenue.
180 Administrator Wilson explained that the addendum conditions that resulted from the February 19th
181 meeting were accepted by the District and Island Rec. Discussion followed regarding the Condition #3
182 - “Good Neighbor Policy” and parking or blocking the access to the Fields. **Council consensus to add**
183 **an addendum stating, “no parking be allowed on either side of the entrance to the Field.”**

184
185 **Moved by Ghatan, seconded by de Freitas to approve the Operations and Maintenance**
186 **agreement between School District 149 and Island Rec, subject to the modified addendum.**
187 **Motion passed unanimously. [Clerk's Note: Said Addendum pursuant to CUP No. 62 and Conditions**
188 **Nos. 1-5 shall be attached thereto as Exhibit A.]**

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190 **FUTURE AND NON-AGENDA ITEMS**

191 Councilmember Starr provided and update on recent Law and Justice Committee meetings. The
192 Committee has been focusing on domestic violence issues.

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195 **CITIZEN RESPONSE**

196 No citizen response was forthcoming.

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198 **EXECUTIVE SESSION**

199 At 7:00 p.m., Mayor Lacher announced that the Council would be holding an executive session regarding
200 personnel issues in accordance with the provisions of RCW 42.30.110(1)(g); which was estimated to last
201 30 minutes. Participants: Town Council and Mayor Lacher. The session ended at 7:40 p.m. for an actual
202 session time of 40 minutes. No actions were taken.

203

204 **ADJOURNMENT** – Hearing no further business and no objection, Mayor Lacher adjourned the meeting
205 at 7:40 p.m. The next regular meeting is scheduled for Thursday, March 19, 2015 at 12:00 p.m.

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208 **These minutes were approved on March 19, 2015. The original document is retained by**
209 **the Clerk in the Town Council’s permanent records. Attest: Amy Taylor, Town of Friday**
210 **Harbor Clerk**