



## SUMMARY OF THE MINUTES TOWN COUNCIL

**Thursday, March 15, 2018 – Council Chambers – Evening Session**

### **CALL TO ORDER**

Mayor Ghatan called the regular session of the Town Council to order at 12:00 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, Tim Daniels and Position No. 5, Barbara Starr.

Others Present: Mayor, Farhad Ghatan; Treasurer, Kelle' Wilson; and Town Administrator, Duncan Wilson. Clerk, Amy Taylor was absent.

### **FLAG SALUTE**

Mayor Ghatan conducted the flag salute.

### **PUBLIC ACCESS TIME**

No public access was forthcoming.

### **PUBLIC HEARING(S)**

SSDP No. 102 and SEPA Checklist No. 302

At 5:35 p.m., Mayor Ghatan opened the public hearing for consideration of SSDP No. 102, a request by Carl Pirscher to construct a three-story, twenty-nine unit hotel with 30 stall parking garage.

The subject property is identified as tax parcel nos. 351150001 and 351150003, respectively located at 196 and 240 First Street North, Friday Harbor, San Juan Island, WA. The subject property is located within the shoreline as defined by the Shoreline Master Program of the Town of Friday Harbor. According to the San Juan County Assessor's Office:

- 196 First Street North is described in short as GOULD'S ACRE ADDN TO FH TL 1 OF LT1 SEC 11, T 35N, R 3W
- 240 First Street North is described in short as GOULD'S ACRE ADDN TO FH TL 1 OF TR 2 SEC 11, T 35N, R 3W

Mayor Ghatan asked if any Councilmember wished to excuse themselves from participating. The Council answered in the negative. The Council stated that no conflicts of interest exist. The Council stated that they could hear the application in a fair and objective manner. Councilmember Monin placed communication with the public on the record.

Land Use Administrator, Mike Bertrand, entered Exhibit A and B into the record and presented the staff report.

Staff evaluation is that Substantial Shoreline Management Permit Application No. 102, with suggested conditions, will meet the requirements for granting said permit as regulated by Chapters 17.68 and 19.04 of the FHMC.

Carl Pirscher, Applicant, made a presentation to the Council. Mr. Pirscher reviewed the proposed design of the hotel and its placement on the parcel.

At 5:55 p.m., Mayor Ghatan opened the public hearing to Council questions.

Administrator Wilson commented that the Historic Preservation Review Board should have an opportunity to review the proposal before the Council considers approval.

Councilmember Monin inquired about view corridor area.

Councilmember Monin inquired about driveway and pedestrian access.

Councilmember Starr inquired about pedestrian access.

Councilmember Hushebeck inquired about the business plan for the hotel.

Councilmember Starr inquired about the number of parking stalls.

At 6:15 p.m., Mayor Ghatan opened the hearing to public testimony.

Steve Porten, 966 Grange Representative, stated concerns about the height, view corridors and potential loss of parking.

Janet Thomas, 320 Linder Street, testified against the proposal. Ms. Thomas stated concerns regarding the preservation of the land.

Steve Ulvi, 136 Baker Vista Trail, testified against the proposal. Mr. Ulvi stated concerns regarding loss of parking and community values.

Jim Norman, 670 Argyle Avenue, stated concerns about height of the structure.

Barbara Merritt, 103 Hillview Lane / SJI Visitors Bureau representative, stated concerns regarding the shortage of affordable housing and displacement of seasonal workers.

Mike Ahrenius, 19 Best Place, requested that the Town have perform thorough diligence in evaluating the project before making a decision.

Don MacKay, 485 Marble Street, requested that the proposal meet all requirements before it receives approval.

Heather Nicholson, 7997 Roche Harbor Road, testified against the proposal. Ms. Nicholson stated that the design doesn't fit with the community.

Theresa Wohman, 131 Kiehl Road, testified against the proposal. Ms. Wohman stated concerns regarding lack of employee housing.

George Mulligan, 288 First Street, commented that the site deserved thoughtful consideration and requested that the proposal meet all requirements if approved.

Land Use Administrator Bertrand responded to questions regarding the height of the building and removal of parking stalls.

Administrator Wilson cautioned the Council to base their decision on the merits of the application and evaluation criteria. Administrator Wilson suggested that the hearing be continued until after the Historic Pres

Land Use Administrator Bertrand responded to questions regarding ADA access.

The Council held discussion with staff regarding the evaluation criteria.

At 6:55 p.m., Mayor Ghatan closed the public testimony portion of the hearing and opened to deliberations. Councilmembers took turns stating their opinions.

At 7:07 p.m., Mayor Ghatan closed the public hearing.

**Moved by Hushebeck, seconded by de Freitas, to continue the public hearing for SSDP No. 102 and SEPA Checklist No. 302 to a date to be determined in the future after additional information is available. Motion passed 4-1 with de Freitas opposed.**

**FUTURE AND NON-AGENDA ITEMS**

No future agenda items were forthcoming.

**CITIZEN RESPONSE**

Heather Nicholson, 7997 Roche Harbor Road, commented on the sale of the Land Bank property located on Argyle Avenue.

**ADJOURNMENT** – Hearing no further business and no objection, Mayor Ghatan adjourned the meeting at 7:17 p.m. The next regular meeting is scheduled for Thursday, April 5, 2018 at 12:00 p.m.

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These minutes were approved on [date]. The original document is retained by the Clerk in the Town Council’s permanent records. Attest: Amy Taylor, Town of Friday Harbor Clerk