

Town Council – June 1, 2006 @ 5:30 PM

The Council met in regular session with the Planning Commission in attendance at the San Juan Island Grange Hall.

Council present: Mayor Jones, Councilmembers Brooks, Emery, Gillette, Illg and Rosenfeld.

Planning Commission present: Chairman Iverson, Arnold, Coyne, Cross and Gilson.

Absent: Kerr and Serna

Staff present: Administrator Fitch, Land Use Administrator Bertrand, Attorney Eaton, Treasurer Picinich, and Recording Secretary Zalmanek

Mayor Jones opened the Town Council meeting and Planning Commission Chair Iverson opened the Planning Commission meeting.

At 5:35 PM, Planning Commission Chair Iverson opened the Public Hearing for the Preliminary Plat approval of a twenty-five family lot subdivision known as Country Village Estates.

Land Use Administrator Bertrand introduced additional input received since the Staff Report was prepared which were labeled as the following exhibits.

- A: Letter from John and Louise Dustrude
- B. Letter from Bill Weissinger
- C. Letter from Roberto Alps
- D. Letter from Star Surveying
- E. E-mail from Rob Browne

Land Use Administrator Bertrand introduced Exhibit F, the Town of Friday Harbor 2006 Zoning Map and Exhibit G, a survey of the proposed subdivision. He further explained the Traffic Impact Analysis prepared by Geri Reinart, P.E. and a memorandum prepared by Brown & Coldwell regarding the Town of Friday Harbor's updated water distribution system hydraulic model.

Geri Reinart, P.E., explained her analysis of the Traffic Study prepared by Star Surveying and Engineering. The details of Ms Reinart's report are included in her memorandum "Country Village Estates-Initial Review of Traffic Analysis" to Tamara Nack, P.E., Gray & Osborne, Inc., dated May 3, 2006.

At 5:50 PM, Planning Commission Chair Iverson opened the Public Hearing to comments from the applicant. William Weissinger, representing Country Village, LLC, introduced Julie Ross who explained that she and her husband Bobby were the developers of the Country Village subdivision and outlined the type of home

construction planned for the area which will be incorporated into the development's CC&Rs.

Bobby Ross explained their vision of the project and presented a map of the neighborhood around the proposed subdivision. This map was entered as Exhibit H.

Mr. Weissinger submitted a plat map for the subdivision which was entered as Exhibit J and a survey from 1900 which established Lampard Road. The survey was entered as Exhibit I. Mr. Weissinger stated that the applicants agree with the recommendations outlined in Gray & Osborne, Inc. report "Country Village Estates, Traffic Study Review" dated May 4, 2006.

At 6:10 PM, Planning Commission Chair Iverson opened the hearing to public input. (All input was recorded).

Bruce Williams, 1000 Lampard Road, stated that he did not agree with the Reinart traffic analysis and recommended that the Town either deny the application or made road improvements on Lampard Road. Mr. Williams presented a letter from the Lampard Road and Hillcrest Place residents opposing the project. The letter was marked Exhibit K.

Debbie Nash-Strasser, 1176 Lampard Road, expressed her concerns regarding the traffic study and the impact that the proposed subdivision would have on Lampard Road and the safety of pedestrians walking in the area.

Jerry McCormick, 450 Hillcrest Place, expressed concerns that the proposed subdivision would impact traffic and walkers on Lampard Road and questioned if there is enough water pressure to support the proposed subdivision.

After a minute recess, the public input portion of the hearing continued.

Thane Bolger, 585 Mitchell Bay Road, voiced his support of the proposed subdivision, citing the need for housing on San Juan Island and that the project meets the Town's subdivision criteria.

David Eden, 1025 Harborview Place, stated that he was supportive of the proposed subdivision but expressed concerns about pedestrian safety on Lampard Road and about the removal of trees in the area.

Laurie Wangenhiem, 365 Hillcrest Place, stated that she was in favor of the proposed subdivision but felt Lampard Road was a bad street safety wise.

George Kock, 425 Jennifer Place, stated that none of the roads in the Lampard area met AASHTO road requirements.

Mac Montague, 4447 Westside Road, spoke in favor of the proposed subdivision

Tom Steers, 470 Hillcrest Place, supported the right of the Ross Family to develop their land but expressed concerns about Lampard Road and the Traffic Study. He submitted a letter regarding vehicle traffic in the area which was marked Exhibit L.

Mr. Weissinger, representative of the Country Village Estates applicants, reminded the Chair that the individual audience testimony was exceeding their five minute limit.

Larry White, 1870 Lampard Road, expressed his concerns that there is not adequate width on Lampard Road for vehicles to safely pass bicycles.

Dwight Ware, 474 Guard Street, acknowledged that the safety of Lampard Road was questionable but he supported the proposed subdivision.

Ivan Pleaca spoke in favor of the proposed subdivision

Dede McCormick, 450 Hillcrest Place, expressed her belief that Lampard Road was not safe and that the Traffic Study did not address the blind corners on the Road nor did it address the possibility of another access to the proposed subdivision.

Vic Woodward, 728 Nash Street, spoke in favor of the project as did Steve Downsworth, 285 Fox Lane.

Janet Wilson, 765 Larson Street, supported the project but expressed concerns regarding the safety of Lampard Road.

Mike Carlson, 2165 West Valley Road, spoke in favor of the new subdivision and stated that the condition of Lampard Road in a separate issued that the Town needs to address.

Tom McCarthy, 470 Hillcrest Place #6, expressed his concerns regarding traffic issues in the area of the proposed subdivision.

Ron Stanger, 325 Hillcrest Place, spoke in favor of the subdivision but stated that the Town needed to fix Lampard Road.

Lori Narum, 295 Hillcrest Place, spoke in favor of the new subdivision but expressed concerns about the traffic generated form the proposed lots and its impact on the area.

Jerry McCawn, 54 Beaver Tracks, stated that the Town should not consider a new subdivision in the Lampard Road area until improvements have been made to the road.

Bill Gendron, 60 Griffin View Lane, spoke in favor of the proposed subdivision and stated that he thought that the Traffic Study was good and the Country Village Estate subdivision should be approved immediately.

Larry Soll, 421 West Side Road, spoke in favor of the subdivision and stated that he felt that is a need for affordable housing on San Juan Island.

Roberto Alps, 114 Ridgedale Road, spoke in favor of the proposed subdivision and stated that the growth on San Juan Island should happen within the Town limits.

At 7:10 PM, Planning Commission Chair Iverson asked if Land Use Administrator Bertrand or Town Attorney Eaton wanted to add any more information or if any one from the audience would like to add any non repetitive comments.

Mr. Weissinger acknowledged the neighbors concerns regarding the conditions of Lampard Road, but believed that the developer should not have to do all the improvements to it.

Debbie Nash-Strasser, speaking on behalf of her Aunt Judy Nash, 1108 Lampard Road, stated that Ms Nash was not in favor of the proposed subdivision.

Dede McCormick, 450 Hillcrest Place, expressed her concerns of increased traffic on Lampard Road and stated that she was not expecting the developer to make the improvements to the road.

At 7:25 PM, Planning Commission Chair Iverson closed the public input portion of the hearing and asked the Town Council and Planning Commission if they had any questions.

Councilmember Brooks asked why another access road into the proposed subdivision was not considered. Mr. Weissinger explained that neither the Town of Friday Harbor Municipal Code nor the Traffic Studies on the area required a second access into the proposed subdivision.

Councilmember Illg asked if trails through a subdivision were a requirement of the Town's subdivision regulations. Land Use Administrator Bertrand explained that trails were not a requirement of the Town's subdivision regulations and that those installed in the Islanders' Subdivision were voluntary on the part of the developer.

Planning Commissioner Coyne questioned why pedestrian traffic on Lampard Road was not addressed in the Reinart traffic analysis report. Ms Reinart explained that the developer was only required to address current road standards as they apply to the area around the proposed subdivision and not the entire road.

Planning Commissioner Gilson asked how the Planning Commission could address road safety issues while reviewing the application for compliance with the Town's subdivision regulations. Attorney Eaton explained that the propose of the Planning Commission/Town Council hearing is to review the purposed subdivision to make sure that it meets those subdivision standards outlined in the Town's Municipal Code. He reminded the audience that the Town cannot require a developer to make offsite improvements unless the Town has impact fee regulations in place which it doesn't or that any requested improvements are negotiated with the developer.

At 7:45 PM, Planning Commission Chair Iverson closed the Public Hearing on Country Village Estates Subdivision Application #10 and SEPA check list #254 and declared a short recess.

At 8:00 PM, Planning Commission Chair Iverson called the meeting back in session and opened the Public Hearing on Friday Cove Planned Residential Development Application #02 and SEPA checklist #255 Planning Commission Chair Iverson excused himself from the hearing as he is doing survey work for the developers and asked Planning Commission member Coyne to chair the hearing.

Land Use Administrator Bertrand presented the staff report and introduced the following Exhibits:

- A. Site plan of the proposed project
- B. A conceptual plan of the development
- C. A site plan of the proposed project with contour lines
- D. A vicinity map of the area where the proposed project is located
- E. A landscape plan of the grounds
- F. The Town of Friday Harbor 2006 Zoning Designation Map

At 8:05 PM, Planning Commission Vice Chair Coyne opened the Public Hearing to comments from the applicant.

William Weissinger, representing the applicant, Pacific Synergy Group, LLC, introduced the Friday Cove development team which includes Steve Schramm of Island Gardens; John Hart of Hart Pacific Engineering; Anna Justiss, Ann Hamilton and Scott Rosenbalm.

Mr. Weissinger, explained the Friday Cove Plan, referring to Exhibit A. The Planned Residential Development (PRD) will include lots 1 through 43. The group plans to donate lot 45 to the San Juan County Land Bank. The future of lot 44 has not been determined at this time.

At 8:20 PM, Planning Commission Chair Coyne opened the hearing to public input. (All input was recorded).

Richard Strathman, University of Washington Laboratories, reported that he was pleased with the staff report and suggested that the invasion of non native plants to the area be controlled and that the proposed landscaping did not include plants that required fertilization so as to protect the water quality of the stormwater run off. Mr. Strathman stated that he had some concerns about the future development of lots 44 & 45 that he would like to discuss with the applicant. Mr, Strathman presented a letter from the University of Washington which was marked as Exhibit G.

There being no more public input, Planning Commission Chair Coyne closed the public input portion of the hearing and asked the Town Council and Planning Commission if they had any questions of the staff or the audience.

Councilmember Brooks questioned if University Road had the capability to handle the traffic of fifty more households. Land Use Administrator Bertrand noted that the capacity of University Road was under used at this time and would be adequate to handle traffic from the proposed PRD. Land Use Administrator Bertrand pointed out that the proposed project was being developed at much less density than it could be.

Councilmember Emery questioned why there was only one access into the development. Land Use Administrator Bertrand explained that the one access meets the requirement of the Town's Planned Residential Development regulations.

Councilmember Gillette stated that he like the proposed walking path along University Road and asked if sidewalks will be installed in the future.

Councilmember Rosenfeld noted that the proposed development did not propose to install the required curb and gutter on University Road. Land Use Administrator Bertrand explained that due to topographical conditions the roadway section will not be improved in the near future but the applicant will deposit funds into the Town's Trust Account to help pay for the improvements when they are made. Land Use Administrator Bertrand further explained that the development of the road, curb & gutters and paths within the proposed development will remain privately owned the Friday Cove homeowners association and that the Town will only be granted utility easements.

Planning Commissioner Gilson expressed concerns about water metering in the PRD. The proposal is that a master water meter will be installed in the development and each individual housing unit will have its own sub meter.

Planning Commissioner Arnold expressed concerns regarding the future development of Lots 44 & 45 and what would happens to the landscape requirements if the lots are sold. Land Use Administrator Bertrand explained that

the landscape borders are a requirement of the PRD regulations and removal of the landscaping would be a zoning violation.

Planning Commission Chair Coyne suggested that the donation of lot 45 to the land bank be a requirement of for the approval of PRD #02. Mr. Weissinger explained that by making the donation of lot 45 to the Lank Bank a condition of approval, the developers would not qualify for the tax deduction advantage they will receive if the lot is donated to a charitable entity. Mr. Weissinger stated that the developers would be happy to submit a letter to the Town detailing the purposed donation.

Councilmember Brooks asked why a second driveway access was not included in the proposal. John Hart explained that a second driveway would create a site distance problem on the County portion of the road.

At 8:45 PM, Planning Commission Chair Coyne closed the Public Hearing on Friday Cove Planned Residential Development #02 and SEPA check list #255.

Mayor Jones declared the Town Council meeting adjourned.

David F. Jones, Mayor

Clerk Pro-tem, Wendy Picinich