

Town Council – September 21, 2006 @ 5:30 PM

The Town Council met in regular session with Mayor Jones presiding.

Members present: Brooks, Emery, Gillette, Illg, & Rosenfeld

Others present: Town Administrator Fitch, Attorney Eaton, & Treasurer Picinich

Mayor Jones led the meeting in the Pledge of Allegiance.

There were no public access items forthcoming.

San Juan Community Home Trust

Nancy DeVaux and Larry Soll, Executive Director and President of the San Juan Community Home Trust respectively; spoke on the changing faces of housing in Washington. They mentioned the high median average home price versus the low wages paid here on San Juan Island; the increased cost of land and utility connection fees that have impacted affordable housing development; and ways to encourage affordable housing in Town.

Their suggestions were as follows: rezone the mobile home park on Tucker Avenue from multi-family to a new zone that restricts this property from becoming anything except a mobile home park; establish a requirement of 50% perpetual affordability for any annexation of residential land into the Town; define the income eligibility for affordable housing at 140% of area median income; reinstate a density of 10 units/acre with a density bonus for permanently affordable housing; and establish a requirement for a minimum percentage of affordable units in all future developments (inclusionary zoning).

Mr. Soll thanked Council for passing legislation that deferred water and sewer connections, but asked that this legislation be revised to defer the payment of said connections as long as the house remains permanently affordable housing.

Ms. DeVaux and Mr. Soll distributed a graph depicting the local rising cost for housing since 2002; the Final Bill Report on ESHB 2984; and other permanently affordable housing information. Mr. Soll encouraged the Town to establish a committee to study ways to encourage affordable housing.

Discussion and inquiry between Council, staff, and Mr. Soll and Ms. DeVaux followed regarding density; other housing clusters that are working well on San Juan Island; mobile home insurance availability; lack of current management for affordable housing regulations; projections regarding the availability of workers should housing prices continue to rise; process to expand the urban growth area; other possible bonuses that could be given for affordable housing; and the affordable housing suggestions as stated above.

Following discussion, Councilmember Illg suggested the Town Planning Commission study this issue further and report back to Council. It was the consensus of Council to concur with this suggestion.

Minutes

Councilmember Gillette moved and Councilmember Rosenfeld seconded to approve the Town Council minutes of September 7, 2006 noon and 5:30 PM meetings as written. The motion passed unanimously.

Claims

Councilmember Rosenfeld moved and Councilmember Gillette seconded to approve the payment of claim warrants #28290 through #28352 in the amount of \$376,493.33. The motion passed unanimously.

Non-agenda

Mayor Jones introduced draft Ordinance #1321. An ordinance establishing the date, time, and place for a meeting of the Friday Harbor Town Council, to take place at a location other than that specified by Ordinance No. 1135. The particulars of the date/time/place of said meeting being held are: October 3, 2006 at 12:00 PM in the San Juan County Council Chambers. Councilmember Rosenfeld moved and Councilmember Emery seconded to adopt Ordinance #1321. The motion passed unanimously.

Councilmember Illg asked if the new County Administrator, Pete Rose, could come to a Town Council meeting, so that Council could meet him. Mr. Fitch indicated he would speak with Mr. Rose.

Councilmember Rosenfeld asked if the anti-litter initiative request would be placed on a future Town Council agenda. Mayor Jones answered in the affirmative.

At 7:22 PM, hearing no further business and no objection, Mayor Jones declared the meeting continued until October 3, 2006 at noon. The meeting adjourned.

David F. Jones, Mayor

Kelle Wilson, Town Clerk