

## **Town Council – May 24, 2007 @ 5:30 PM**

Mayor Jones called the Town Council continued regular session to order.

Council Members present: Balcomb-Bartok, Brooks, Emery, & Gillette

Planning Commission Members present: Arnold, Creone, Cross, Iverson, Kerr & Kohler

Staff present: Administrator Fitch, Attorney Eaton, Land Use Administrator Bertrand; and Zoning Coordinator Jones

Planning Commissioners approved their minutes from a prior meeting.

Planning Commission Chair Iverson explained that the purpose of the meeting was to hear public testimony regarding the proposed 2007 amendments to the 2002 Town Comprehensive Plan.

Council or Planning Commission members answered in the negative to Chair Iverson's question regarding excusing themselves from participation in said public hearing.

There was no audience response to Chair Iverson's inquiry if anyone objected to his or any Councilmember or Planning Commission member's participation in the public hearing process. Council and Planning Commission responded in the negative to inquiries regarding interest in the properties or issues; gain or loss of financial benefit, and communication with opponents or proponents. Councilmember Brooks stated that emails concerning expansion of the urban growth area had been forwarded to Council prior to this meeting. Council and Planning Commission answered in the affirmative regarding hearing and considering the matter in a fair and objective manner. Chair Iverson instructed those present of public hearing procedures.

Land Use Administrator Bertrand entered Exhibits A-K into the record as follows:

- A. Map depicting requested reclassifications of three properties
- B. Paragraph out of Revised Code of Washington (RCW) concerning the Town's responsibilities in regards to the Growth Management Act
- C. Urban growth expansion Proposal A
- D. Urban growth expansion Proposal B
- E. Urban growth expansion Proposal C
- F. Letter from Alison Longley dated 5/21/07
- G. Email from Louise Dustrude dated 5/22/07 & Income Graph
- H. 4-page letter from Nancy DeVaux
- I. 5 page letter from Michael Mayes
- J. Letter from Genevieve Kenny
- K. 3-page letter from John Campbell dated 5/24/07

Mr. Bertrand noted that his presentation regarding the proposed 2007 amendments to the 2002 Town Comprehensive Plan would take place in two parts. His first presentation would address the proposed reclassification requests and the second part address the proposals for urban growth (UGA) area expansion.

Mr. Bertrand described the particulars of the following reclassification requests:

- 325 Blair Avenue – request by Farhad Ghatan to go from professional service to multi-family zone.
- 725 Argyle Avenue – request by Barbara Cox to go from single family to multi-family zone.
- 728 Airport Center Drive – request by Town staff to go from commercial to public service zone to correct an earlier inaccuracy.

Chair Iverson opened the public hearing to comments from the public regarding the above reclassification requests.

Bill Carli, Argyle Avenue, indicated that his property borders the 725 Argyle Avenue reclassification request and that he supports said reclassification.

Mr. Bertrand introduces Exhibit L; a letter dated 5/24/07 from Barbara Cox. No other public testimony was offered on the reclassification requests.

At 5:44 PM, Mr. Bertrand explained minor text, map, and growth rate changes to the Comprehensive Plan. Mr. Bertrand explained the mandated 10 year UGA review process and what the final product is presumed to accomplish. Mr. Bertrand explained how projected growth analysis is determined; the process for analyzing current existing lot utilization; and how this information is used to determine options for the consideration of an expanded urban growth area. Mr. Bertrand explained that the Town is lacking adequate land for industrial and professional service zoning.

Mr. Bertrand described the 3 proposals for accommodating the Town's projected 20 year growth.

Proposal A (designated as Exhibit C) expands the UGA without redensification or changes to the Town's development regulations. Mr. Bertrand noted that this option may have improved transportation access advantages for both Lampard Road and Turn Point Road, which could help to alleviate some of the transportation impacts on Warbass Way;

Proposal B (designated as Exhibit D) expands the UGA with redensification and changes to the Town's development regulations and also has some transportation advantages;

Proposal C (designated as Exhibit E) changing the Town's development regulations to allow a higher density multi-family zone, thereby accommodating all of the Town's residential needs within its current boundary for the next 20 years.

Mr. Bertrand called attention to a memo dated 5/14/07 from Town Administrator Fitch regarding the potential utility costs associated with expansion of the Friday Harbor UGA (part of the staff report, so no exhibit number assigned).

Chair Iverson opened the public comment portion of the meeting and asked those present to limit their comments to three minutes.

At 6:02 PM, Nancy DeVaux, Executive Director of the Home Trust, supported the expansion of the Town's UGA to allow for permanent affordable housing. Ms. DeVaux distributed a map depicting how the Home Trust would develop a portion of the Buck Property for permanently affordable housing if included into the UGA (Exhibit M).

At 6:09 PM, Chris Wolfe, Salal Neighborhood resident, supported affordable housing; home ownership, and expanding the Town's boundaries, per Proposal A. Mr. Wolfe presented a letter signed by residents of the Salal Neighborhood in support of home ownership and UGA expansion (Exhibit N).

6:12 PM, Larry Soll, Home Trust Boardmember and County resident, supported Proposal A, with one caveat, that the Town requires any annexed property owner to commit 1/3 to 1/2 of their property to affordable housing before approving their annexation into the Town boundaries. Mr. Soll presented his calculations of Town building permit statistics that suggested very few affordable housing units had been built in the Town (Exhibit O).

At 6:20 PM, Roberta Leed, Home Trust Treasurer, indicated that local businesses support affordable housing. She entered 32 letters signed by local businesses supporting affordable home ownership from local businesses (Exhibit P).

At 6:25 PM, Sam Buck Jr., County resident, expressed concerns regarding where our low to medium income residents will live in the future if affordable housing is not accommodated. Mr. Buck supported Proposal A, with the Town and County working together. Mr. Buck entered his written statement into the record (Exhibit Q).

At 6:31 PM, Vivien Burnett, San Juan Valley Road resident, supported affordable housing and including the Buck property into the UGA expansion.

At 6:34 PM, Peter Kilpatrick, Home Trust member, expressed concern about the future of the island residents if affordable housing is not supported by the Town and the County.

At 6:35 PM, Carrie Locker, Salal Neighborhood resident, spoke on the success of the Salal affordable housing project. Ms. Locker supported Proposal A.

At 6:37 PM, Cathy Cavanaugh, Town business person, supported a combination of Proposals A & B.

At 6:41 PM, Vincent Buck, Seattle resident and owner of property within Proposal A for UGA consideration, indicated that if his property was annexed into the Town the balance of the property would be used for affordable housing and mixed income neighborhoods.

At 6:43 PM, Gay Wilmerding, County resident, supported permanently affordable housing and spoke on the importance of preserving green space and good site planning.

At 6:47 PM, Ray Boreen, County resident, supported including the Buck property in the UGA and indicated that the Buck property gardens and water ponds will be preserved as part of the affordable housing proposal.

At 6:49 PM, Nancy Jones, Harrison Street, supported redensification of the Town including a combination of the UGA proposals submitted to meet the Town's growth projections. Ms. Jones encouraged the Council and Commission to maintain the "walkability" of the Town and discourage suburbia.

At 6:52 PM, Lee Sturdivant, Larsen Street, opposed increasing density within the current Town limits. Ms. Sturdivant indicated that home ownership is necessary to build a strong community.

At 6:57 PM, Chair Iverson called a brief recess.

At 7:05 PM, Howie Rosenfeld, 20 Web Street and San Juan County Councilmember; agreed that San Juan County should be a participant in helping the Town with the cost of expanding the UGA. Mr. Rosenfeld supported Proposal A; noting that the Town is not required to annex property within the UGA into its boundaries.

At 7:09 PM, Bill Weissinger, San Juan Community Foundation Boardmember, encouraged including property within the UGA that could be used for a critical access hospital in the future.

At 7:11 PM, Lovell Pratt, County resident, submitted a letter for consideration (Exhibit R) and expressed support for affordable housing.

At 7:13 PM, Susan Corning, County resident, indicated that her business, Synergy Farm, has staffing problems due to the lack of affordable housing. Ms. Corning supported Proposal A.

At 7:15 PM, Sam Buck Jr. indicated that incentives for affordable housing work in large communities, but not for small communities. Mr. Buck suggested a ½ cent tax for all San Juan Island residences to help pay for infrastructure costs and maintain a stable sustainable community.

At 7:19 PM, Steve Buck, County resident, submitted a letter dated 5/24/07 (Exhibit S). Mr. Buck supported a balance of housing within the Town and indicated that Proposal C would not obtain this balance. Mr. Buck, a real estate agent, noted that property sale listings have dropped. Mr. Buck suggested that land for entry and mid-level housing was needed.

At 7:27 PM, Larry Soll explained what type of affordable housing could be built if annexation of the Buck property was accomplished.

Councilmember Balcomb-Bartok inquired why the Salal affordable housing neighborhood was not built to the maximum density allowed. Mr. Soll answered that less houses were built to provide for quality of life homes.

Nancy DeVaux volunteered the Home Trust to help raise funds for infrastructure costs. Ms. DeVaux suggested interlocal agreements and block grants as a way to raise infrastructure funds.

At 7:35 PM, Chair Iverson closed the public input portion of the meeting and opened questions from the Town Council and Planning Commission.

Commissioner Arnold questioned the Planning Commission's role in terms of a management agreement for UGA property. Attorney Eaton answered that the role of the Planning Commission was to decide how the Town's land should be designated or expanded to provide for the 20 year growth analysis. Mr. Eaton explained that management of the UGA property would be decided during the time of actual annexation. Mr. Eaton indicated that conditions could be discussed, but not required at this time.

Land Use Administrator Bertrand explained the process that will follow the Town's recommendation to San Juan County regarding the UGA.

Commissioner Cross inquired how the Town can hold developers accountable to built affordable housing. Mr. Bertrand answered that voluntary incentives or mandatory regulations could be required upon annexation.

Mr. Soll stated that in Colorado it was required that developers provide for affordable housing; and that, in his opinion, voluntary compliance does not work.

Mr. Bertrand reminded those present that the Town changed its development regulations so that the development of the Salal Neighborhood could take place.

Councilmember Emery inquired if under-utilized lots in Town were incorporated into the Town's analysis of land designation. Mr. Bertrand explained how Attachment 6 of the staff report was developed.

Councilmember Gillette inquired what Exhibit M, a map, was depicting. Vincent Buck responded that the portion highlighted on said map was the area to be developed by the Home Trust for affordable housing.

Mayor Jones inquired if development of the Buck property was contingent on the Town's annexation of said property. Mr. Bertrand answered that the developer could apply to San Juan County, who has jurisdiction, for a higher development density.

Commissioner Kerr inquired if the Town could expand the UGA larger than needed. Mr. Bertrand observed that the UGA should not be expanded beyond the amount of land necessary to accommodate the 20 year growth analysis.

Councilmember Emery inquired if the proposals presented could be adjusted. Mr. Bertrand answered in the affirmative.

At 8:04 PM, hearing no further inquires from the Council or Commissioners, Chair Iverson closed the public hearing and called a brief recess before the Planning Commission would start their deliberations.

Mayor Jones declared the Council portion of the meeting adjourned.

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David F. Jones, Mayor

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Kelle Wilson, Town Clerk