



SUMMARY OF THE MINUTES TOWN COUNCIL

Thursday, September 18, 2025 – Council Chambers – Afternoon Session

CALL TO ORDER

Mayor Pro Tem Hushebeck called the regular session of the Town Council to order at 12:00 P.M.

ROLL CALL

Councilmembers: Steve Hushebeck (Position No. 1; Mayor Pro Tem), Richard Geffen (Position No. 2), Anna Maria de Freitas (Position No. 3), Mason Turnage (Position No. 4), and Barbara Starr (Position No. 5; absent).

Town Administrator Denice Kulseth, Town Clerk Jennifer Krembs, Executive Assistant Julie Greene, Public Works Director Mike Liptack, Community Development Director Ryan Ericson, and Community Development Administrative Assistant Janelle Berwald. Mayor Raymont Jackson and Finance Director Bethany Berry absent.

APPOINTMENT

Moved by Councilmember Hushebeck, seconded by Councilmember de Freitas to appoint Councilmember Hushebeck as Mayor Pro Tem. Motion passed 4-0, with Councilmember Starr absent.

FLAG SALUTE

Mayor Pro Tem Hushebeck conducted the flag salute.

12:01 P.M. SET AGENDA

Agenda was set.

12:01 P.M. ANNOUNCEMENTS

No announcements were forthcoming.

12:03 P.M PUBLIC COMMENT

No public comment was forthcoming.

12:04 P M CONSENT AGENDA

Moved by Councilmember Geffen, seconded by Councilmember de Freitas to approve the consent agenda as written. Motion passed 4-0, with Councilmember Starr absent.

Approved:

Resolutions

- o Resolution No. 2974 – Authorizing a license agreement with Rock Island for temporary aerial installation of fiber communication located at Harrison Street, B Street, and C Street.

Minutes Approval of the Summary of the Minutes dated September 4, 2025

ACTION AND DISCUSSION ITEMS

12:09 P.M. Solid Waste Management Plan Update

San Juan County (SJC) Solid Waste Program Coordinator Katie Fleming presented SJC's county-wide solid waste services and statistics, and the state mandated five-year Solid Waste Management Plan (SWMP) which will come back to Council this fall for review and approval before returning to the Department of Ecology. The final plan will be adopted in spring 2026. Councilmember Starr serves as the SWMP Council representative.

47 12:16 P.M. San Juan County Sheriff Update

48 Sheriff Eric Peter presented 2024 SJC statistics regarding:

- 49 o CAD calls
50 o Law calls
51 o Arrests
52 o Traffic stops
53 o Infractions/citations
54 o EMS calls
55 o Mental health calls
56 o Overdose calls
57 o Arrests
58 o Dog incidents
59 o Drug arrests
60 o DUI arrests from year 2023 and 2024

61 Town statistics were shared but not verified by GIS. Next year, town-specific GIS data will be available
62 and verified.

63 12:32 P.M. Mock Council Request

64 Town Clerk Jennifer Krembs shared that the middle school's Northwest Studies teacher Diane Heller
65 and her class are interested in learning about local government and participating in a Mock Council
66 experience similar to the one held in 2024. Council was supportive; Krembs will coordinate with
67 Heller to schedule a late October/early November date. The Alhadeff Park plaque has been ordered
68 and is being shipped. Streets and Parks Department Supervisor Justin Nibler is out of town until
69 October. The plaque will be installed in mid-October, weather permitting. Council set the ribbon
70 cutting for November 6 prior to the Council's regular business meeting.

71 12:35 P.M. Fire Flow Suppression for Argyle

72 Community Development Director Ryan Ericson presented a request from Mike Carlson for fire flow suppression
73 and a fire hydrant on a parcel in the county with an existing out of town water connection that may later be rezoned
74 and annexed by the Town as part of the Urban Growth Area (UGA). The hydrant and fire sprinkler system would be
75 funded by the developer. Council was amenable to the request. Staff will bring Council a draft ordinance amending
76 the Friday Harbor Municipal Code to extend the existing allowance for fire suppression to include more uses.

77 12:37 P.M. Public Hearing – Argyle Lot Project

78 At 12:37 P.M., the public hearing for the San Juan Community Home Trust Argyle Project was opened. Staff
79 submitted a memo dated September 11, 2025, and had no additional comments. San Juan Community Home Trust
80 Executive Director Amanda Lynn shared an overview of the density bonus 40 affordable rental model. Lynn
81 recognized several sessions would be necessary for SJC review prior to final approval. Project developer Karl
82 Eberhard shared a presentation of a site plan, architectural design concept, public benefits, and two requests for
83 Council's consideration.

- 84 1. Community Home Trust request No. 1 is for the net roof area of the multifamily building to meet the
85 standard solar readiness provisions in the Washington State Construction Codes; this would be 36-40% of
86 the net roof area. Visual representations of gable roofs versus shed styles were shared.
87 2. Community Home Trust request No. 2 detailed performance, deadlines, and remedies. Eberhard requested
88 equity for the Home Trust and Town regarding deadlines specifically asking for the clock to stop if the Town
89 is not performing.

90 Eberhard said the Community Home Trust agreed with Town staff's recommendation to strike the engineering
91 design variance from the development agreement regarding the street modification. He briefly described the
92 variance request to allow the possibility of installing a boardwalk like the one at Sunken Park. SJC is the landowner,
93 and currently the SJC attorney is reviewing the development agreement. The public hearing will be continued to
94 allow time for SJC to review and provide feedback.

- 98
99 At 12:45 P.M., public testimony was opened:
- 100 ○ Brian Carlson, town resident, is in favor of the project and commented on project timeline and historic
101 incentives.
- 102 ○ Lynn Danaher, owner of three historic buildings within town, spoke in favor of the project with historic
103 character and parking benefits and commented on the five-foot limitation on curb, gutter, sidewalks, and
104 maintaining a 30-foot setback on Argyle for frontage improvements.
- 105 ○ Jeff Rachiwitz, town resident, does not know much about project, and commented on solar.
- 106 ○ Steve Ulvi, county resident (online), spoke in favor of the project and lower-medium income housing, and
107 his frustration with the project timeline, requesting all parties involved work together.

108 At 12:58 P.M. the public hearing was continued until October 16, 2025, to allow SJC to complete their development
109 agreement review.

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12:59 P.M. TOWN ADMINISTRATOR REPORT

111 Town Administrator Denice Kulseth reported on the following:

- 112 ○ The Council Chambers entryway project is almost done; the entrance will open once handrails are installed.
- 113 ○ The Town has ordered new, standardized, color-coded recycling carts. Standardization will carry over to
114 trash cans, compost bins, and dumpsters.
- 115 ○ On August 28, 2025, the Economic Development Council hosted a luncheon addressing cross border
116 economic relations featuring Director of the Border Policy Research Institute at Western Washington
117 University Dr. Laura Trautman and Community Liaison for U.S. Representative Rick Larsen, Sean Connell.
118 On October 17, Councilmember Hushebeck and SJC Council Chair Kari McVeigh will meet in Canada to
119 discuss cross border relations.
- 120 ○ On September 11, 2025, Kulseth attended a SJC Water Round Table follow-up meeting focused on
121 environmental stewardship. The State Department of Health is taking water conservation seriously.
- 122 ○ SJC Director of the Department of Emergency Management Brendan Cowen met with the Town
123 Administrator, Chief Technology Officer Paul King and Public Works Director Mike Liptack to coordinate
124 emergency response.
- 125 ○ Kulseth discussed the Town’s landfill monitoring with SCS Engineers. In 2026, the Department of Ecology
126 might allow the Town to move from semiannual monitoring to annual, and eventually phase out
127 monitoring. There will likely be a covenant in place to protect the area from future development. Kulseth
128 is hopeful OPALCO will install a solar array on the site.
- 129 ○ Kulseth introduced the Town’s “Be Seen” public outreach safety campaign. The Town ordered reflective
130 slap bands to distribute to the public. Krembs created supporting visuals and a video for public awareness.
131 The reflective bands are free of charge at public locations including Peace Health, Family Resource Center
132 locations, and the San Juan Island Library.
- 133

1:12 P.M. PUBLIC COMMENT

- 134 ○ Lori Stokes, town resident, is distressed with the Town Council’s reputation and relationship with the San
135 Juan Community Home Trust.
- 136 ○ Lynn Danaher, town rental owner, requested property owners incentives to maintain affordable rent
137 levels.

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1:13 P.M. FUTURE AND NON-AGENDA ITEMS

- 139 ○ No future agenda items were forthcoming.

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1:18 P.M. EXECUTIVE SESSION

141 Executive Session pursuant to RCW 42.30.110 – 1 (b): To consider the selection of a site or the acquisition of real
142 estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of
143 increased price. Session was estimated to last 15 minutes. Participants: Councilmembers Hushebeck, Geffen, de

149 Freitas, and Turnage, Town Administrator Denice Kulseth, and Town Clerk Jennifer Krembs. The session ended at
150 1:35 P.M. No action was taken.

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152 **1:35 P.M. ADJOURNMENT**

153 Hearing no further business and no objection, Mayor Pro Tem Hushebeck adjourned the meeting. The next regular
154 meeting is scheduled for Thursday, October 2, 2025, at 12:00 P.M.

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157 **These minutes were approved by motion of the Town Council . The original document is retained by the Clerk in
158 the Town Council's permanent records. Attest: Jennifer Krembs, Town of Friday Harbor Clerk**