

**MINUTES OF THE TOWN COUNCIL OF FRIDAY HARBOR
1996**

Town Council - January 4, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Sheiman, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

Town Clerk Dubail administered the oath of office to re-elected Councilmember Lackey and re-elected Treasurer Picinich.

Maintenance Supervisor Reitan reported that Trout Lake Reservoir was 158" below the spillway last year at this time, it began running over the spillway in November and is still full. The Water Department is pumping from AUG 1. The water treatment plant is functioning well. The polymer injection system is functioning properly. The dead fir tree has been removed from Sunken Park. The Street Department will be applying a special cold mix to repair potholes. **The wastewater treatment plant is functioning well.** The incinerator is back on-line. Maintenance Supervisor Reitan reported on on-going maintenance in all departments and commented on the history of public and private solid waste handling on the island.

Maintenance Supervisor Reitan responded to various inquiries from the Council. He mentioned that the new sludge de-watering press should arrive in February.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

At 12:16 PM, Fire Chief Rosenfeld reported that his department had responded to 141 incidents in 1995, 15 in December. Three of the December events were significant; a chimney fire on Grover Street, an equipment fire at the Islands Convalescent Center, and a house fire on Guard Street on Christmas Eve. The department currently has 21 active members. The fireboat is back in operation and seems to handle better. The firefighter's association has purchased new jackets and hats for the active firefighters. The firefighter's association banquet will be held 1/20/96 at the Grange Hall.

Fire Chief Rosenfeld responded to various inquiries from the Council.

Mayor LaPorte mentioned receipt of an offer to buy the 1932 Cadillac fire truck. He would like to discuss the matter at a February Council meeting. Fire Chief Rosenfeld felt that the verbal offer may be less than the actual potential value of the vehicle. Administrator Fitch noted the procedure for disposition of Town owned property.

Mayor LaPorte thanked Fire Chief Rosenfeld for his report.

At 12:25 PM, Building Official Hodges distributed and summarized the Building Department Report for December and the Yearly Activity Summary.

Building Official Hodges responded to various inquiries from the Council.

Mayor LaPorte thanked Building Official Hodges for his report.

At 12:30 PM, Permit Coordinator Jones distributed and summarized the Planning Department Activity Report.

Permit Coordinator Jones responded to various inquiries from the Council. He mentioned that the Planning Commission would like a joint work session with the Council to review the draft economic element of the draft comprehensive plan.

Administrator Fitch suggested a joint work session be scheduled for 1/25/96 at 7:00 PM if the draft plan is ready.

Mayor LaPorte thanked Permit Coordinator Jones for his report.

At 12:36 PM, Mayor LaPorte introduced Ed Stuhr, San Juan County Public Works Solid Waste Manager.

Mr. Stuhr explained operational and regulatory issues regarding disposal of incinerator ash. If the Town continues to incinerate, provision needs to be made to haul the ash to a Washington rather than Oregon landfill.

Mayor LaPorte, the Council, and staff discussed various aspects of the issue with Mr. Stuhr.

At Mayor LaPorte's inquiry, Ron Loewen, Director, San Juan County Public Works, stated that if San Juan County's mixed waste rates go down, the Town per ton rate would be reduced.

Discussion continued on long-term rates, benefits and drawbacks of continued incineration, operational constraints, and a proposal from San Juan Sanitation to haul ash.

At 1:01 PM, Councilmember Lackey left the meeting due to a work commitment.

Administrator Fitch noted that San Juan County would like the Town to reconsider the decision to continue incineration.

At Councilmember Sheiman's inquiry, Tom Luff, San Juan Sanitation, explained the particulars of San Juan Sanitation's 1/3/96 proposal to dispose of the Town's ash.

Administrator Fitch explained additional factors that make up solid waste disposal costs.

At Councilmember Boothman's inquiry, Mr. Stuhr said that the Town's solid waste disposal rate could be renegotiated and possibly reduced to reflect a \$4.00/ton long-haul cost differential between service providers.

The Council, staff, and Mr. Stuhr discussed various solid waste operational aspects, including: personnel reallocation, current and anticipated costs, the 2006 termination date of the outstanding incinerator bond, "mothballing" the incinerator, and the need for additional cost analysis.

Councilmember Boothman reiterated that a major deciding factor should be mitigation of costs to Town residents.

Mayor LaPorte asked staff to prepare an analysis and recommendation regarding continuing incineration.

At 1:25 PM, Mr. Stuhr requested that the Council consider allowing the siting of a household and small quantity generator hazardous waste storage facility on the Town Solid Waste Facility property per the 12/11/95 memo from Helen Venada, San Juan County Hazardous Waste Project Manager.

At Administrator Fitch's inquiry, Mr. Stuhr stated that the facility would be for storage only, not a receiving area.

Ms. Venada recounted that anticipated household material types received would be substances such as insecticides and cleaners. Collection would primarily be a monthly rather than daily event. A "small quantity generator" generates 220 pounds or less per month.

Discussion continued on the required permits, site impacts, and operational procedures.

Administrator Fitch recommended that the Council consider preliminary approval pending Town review of a SEPA checklist, SEPA determination, and public comment.

Councilmember Boothman requested that detailed drawings be submitted due to the hazardous nature of the subject materials.

The Council will consider the issue following receipt of the additional information.

Mayor LaPorte thanked Mr. Loewen, Mr. Stuhr, and Ms. Venada for their presentation.

Councilmember Boothman moved and Councilmember Wilson seconded to approve payment of claims warrants #11062 through 11108 in the amount of \$73,892.24 and payroll warrants #4542 through 4607 in the amount of \$90,800.76. The motion passed unanimously.

Mayor LaPorte declared the meeting adjourned at 1:38 PM.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - January 4, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Boothman seconded to approved the minutes of the 12/21/95 7:30 PM Council meeting as amended. The motion passed unanimously.

No non-agenda items were presented.

Mayor LaPorte opened the meeting for Council discussion regarding 1996 water and sewer rates. He asked if there was anyone in the audience who would like to address the Council.

Mark Smith, owner of the Town & Country Mobile Home Park (T&C MHP), explained his reasoning as to why his mobile home park should be billed as 64 single family residential (SFR) units rather than multi-family residential (MFR).

Mayor LaPorte pointed out that MFR developers buy 1 water and sewer connection not 1 connection per living unit as SFR does.

Administrator Fitch noted that the Town did make special water and sewer rate classes for the T&C MHP in 1992. The special rate classes were later deleted, at the owner's request, when the economic benefit to the owner changed.

The Council and staff discussed Mr. Smith's situation, the MFR rate structure, water and sewer rate philosophy, and rate structure history.

Councilmembers Robinson and Boothman suggested reviewing the MFR base charge structure. A base charge per living unit was mentioned as a possible course of action.

Discussion continued regarding required revenue, de facto conservation incentives, and the effect of sewer rates on water consumption.

Mark Smith commented on the benefits of a base charge per living unit or transient unit.

At Councilmember Sheiman's inquiry, Wally Chen, KCM, explained the sewer rate philosophy and methodology of the City of Tacoma. Tacoma uses a treatment oriented effluent strength based rate structure.

The Council, staff, and Mr. Chen discussed various aspects of effluent strength and flow monitoring, and sub-metering for non-sewer water uses.

Discussion continued as to residential vs commercial increases in water use in the summer. Councilmember Boothman, referring to the adopted Sewer Plan, pointed out the larger increase in water use by the commercial customer class.

Mr. Chen recommended that any rate structure be based on demonstrable criteria.

Ed Smith suggested a sewer base charge based on a count of fixtures with access to the sewer.

Councilmember Wilson expressed the desire to separate sewer and water use.

Councilmember Boothman suggested review of the 1996 budgeted sewer capital expenditures and reserves.

Treasurer Picinich explained the rationale of building and maintaining a prudent capital reserve.

Councilmember Boothman suggested deferring funding certain capital reserves for 1 year.

Following discussion, Councilmember Boothman suggested using a portion of Hotel/Motel Tax funds to supplement sewer revenues for 1996.

The Council and staff discussed the appropriate uses of Hotel/Motel Tax funds.

Treasurer Picinich recommended that a written opinion be obtained from the State Auditor's office as to the proposed use of the funds.

Attorney Eaton recommended submitting the question in writing if the Council desires pre-approval of the proposed use. The Hotel/Motel Tax ordinance, as written, allows use of the funds to mitigate the impacts of tourism.

Administrator Fitch noted that San Juan County uses Hotel/Motel funds in very innovative ways.

The Council and staff discussed various aspects of the issue.

Councilmember Sheiman suggested that "porta-potties" be provided down-town in the summer.

Administrator Fitch suggested that if Hotel/Motel Tax monies are to be used as suggested, a portion, by formula, rather than the whole amount be allocated.

Administrator Fitch informed the Council of a significant reduction in projected sludge disposal expenditures in the Sewer Department and the potential transfer of a Solid Waste Department employee if incineration is terminated. He added that reduction of the sewer rates to close to 1995 levels may prove feasible.

The Council and staff discussed various sewer rate structure scenarios.

Mark Smith suggested an "equivalent living unit" rate method.

The Council asked that staff research utilization of Hotel/Motel Tax funds to help offset sewer rate increases and research terminating incineration.

The Council asked Mr. Chen to provide the Town with information from other municipalities on equivalent living unit rate structures.

At 9:09 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 9:17 PM.

Administrator Fitch reported receipt and distribution to the Council of correspondence regarding the new 80 unit motel being developed on Mullis Street, receipt and distribution to the Council of the 1995 Draft Water Comprehensive Plan, and receipt and distribution to the Council of the Technical Response to the Intermodal Transportation Facility Study. The second open house for same will be held the last week of January.

The Council and staff discussed the need for Councilmembers to participate in the intermodal planning process.

At 9:26 PM, Councilmember Wilson moved and Councilmember Boothman seconded to go into executive session for approximately 5 minutes to discuss pending litigation. The motion passed unanimously.

At 9:35 PM, Councilmember Sheiman moved and Councilmember Robinson seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

Mayor LaPorte declared the meeting adjourned at 9:36 PM.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - January 18, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Councilmember Boothman moved and Councilmember Wilson seconded to approve the minutes of the January 4, 1996 meetings as presented. The motion passed unanimously.

Permit Coordinator Warren Jones reported on latest developments in interpretation of the mandates of Engrossed Substitute House Bill 1724 (ESHB 1724) known as the Regulatory Reform Act of 1995 which seems to require, among many other stipulations, concurrent environmental and development permit processing.

The Council and staff discussed the implications, time lines, procedures, and other aspects of implementing the mandated land use permit processing regulations. Building permit applications that do not require a SEPA checklist are apparently exempt. Anticipated conflicts with local application of State regulations, such as the Shoreline Master Program, were mentioned.

Mr. Jones reiterated that the new regulations only allow for one open record public hearing. Discussion followed as to the appropriate body (Planning Commission, Council, or staff) to hold same. Mr. Jones will provide a preliminary draft matrix to help with review of the various actions requiring open record public hearings.

The Council and staff discussed additional aspects of implementing the mandated regulations.

Mr. Jones asked the Council to specify in the near future which Town body they wish to hear the different land use applications.

At 12:25 PM, Mayor LaPorte thanked Mr. Jones for his presentation.

The Council and staff took up discussion of an alternate **sewer** rate structure prepared by staff per Administrator Fitch's 1/16/96 memo to Council.

Administrator Fitch noted the presence of Ron Loewen, San Juan County Public Works Director. Mr. Loewen was present to brief the Council on agreement by the Board of County Commissioners to reduce the solid waste tipping fee to the Town. Administrator Fitch pointed out that changes in the Solid Waste budget will affect the Wastewater Budget.

Mayor LaPorte, the Council, and staff discussed aspects of developing and implementing a **sewer** rate structure based on effluent strength. Discussion followed regarding the

new proposed rate model, "fairness", customer class definition, revenue generation, and the impact of the rates on various customer classes.

The Council, staff, and Mr. Loewen discussed discontinuing incineration and the ramifications of same. San Juan County is offering a rate reduction to the Town to \$126.00/ton if the Town does not require the County to dispose of incinerator ash, ie the Town discontinues incineration.

Robert Erickson, Solid Waste Leadman, stated that the incinerator could be moth balled using heat lamps in the winter to help minimize moisture and stabilize the temperature in the incinerator.

The Council indicated agreement with discontinuing incineration.

The Council and staff discussed financial implications of not having a summer sewer rate charge increase, determination of a justifiable formula for transfer of Hotel/Motel Tax funds to the Sewer fund, and other planned uses of a portion of the Hotel/Motel Tax funds.

Treasurer Picinich pointed out that any use of Hotel/Motel Tax funds must be as allowed by State law. Enterprise funds, such as Sewer, are required to be self-supporting through rates.

The Council and staff discussed the developing Town rate philosophy and provisions to fund studies for rate revision and planning. At Councilmember Robinson's inquiry, the Council and staff discussed borrowing a portion of the money required to keep sewer rates at 1995 levels, the effect of escalating rates on consumption and associated revenues, a "fair" rate structure, how to begin development of an effluent strength based rate structure, the procedure for state auditor approval of proposed Hotel/Motel Tax use, planned current and future sewer expenditures.

Councilmember Lackey moved and Councilmember Wilson seconded to approve payment of claims warrants #11110 through 11148 in the amount of \$86,256.89. The motion passed unanimously.

At 1:30 PM, Mayor LaPorte declared the meeting adjourned.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - January 18, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Sheiman, & Wilson

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

Town Clerk Dubail informed the Council that Councilmember Robinson had notified his office that he would not be attending the evening meeting due to complications with a broken ankle.

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Mr. Peter LaPonte, San Juan Island Goodtime Classic Jazz Association Festival Director, was present to request non-exclusive use of Sunken Park for 7 days beginning 7/23/96 for festival set-up, performances, concessions, and clean-up. He stated that the San Juan Island Park & Recreation Commission had unanimously approved the proposed use and that park neighbors were not opposed. The Jazz Association would make a \$500.00 donation to the Town for use of the site. Mr. LaPonte spoke of perceived benefits of the festival to the community.

Mr. Skip Metzger, Jazz Association, stated that the ferry system, when contacted, expressed no concern over the proposed use.

At the Council's inquiry, Mr. LaPonte stated that the boardwalk and sidewalks around the park would be open to the public, all streets and sidewalks would remain open, and that the Town would be specifically named as additional insured by the Jazz Association's insurance.

Administrator Fitch advised that the requested use could be authorized and conditioned by Council resolution.

Mr. LaPonte clarified that the space to be franchised would be the interior of the park.

Councilmembers Boothman and Wilson expressed concern over the Jazz Association's desire to sell alcohol on Town property. The Council, staff, and Jazz Association representatives discussed the proposed alcohol sales. Administrator Fitch suggested that the Sheriff be requested to comment on the issue.

Mr. LaPonte expressed support for a alcohol free site but noted that alcohol sales are a major revenue generator for the Jazz Association.

Councilmember Boothman reiterated opposition to alcohol sales on Town property. Councilmembers Lackey and Wilson concurred. Councilmember Sheiman was not opposed.

The staff will review the proposed use with IAC.

Mr. Metzger stated that the Jazz Association board would accept a alcohol free site.

Mayor LaPorte suggested that the Jazz Association gather signatures from park neighbors in support of the proposed use.

Mr. LaPonte will work with staff on a site plan.

The Council will consider a franchise resolution at their 2/15/96 evening meeting following receipt of additional information from the Jazz Association.

At 7:55 PM, the Council took up discussion of 1996 **sewer** rates. Administrator Fitch noted distribution to Council of a 1/15/96 memo from KCM regarding effluent strength rate structures. Mayor LaPorte, the Council, and staff briefly discussed same.

At 8:00 PM, Councilmember Boothman moved and Councilmember Lackey seconded to request that staff prepare an ordinance for **sewer** and water rates based on Administrator Fitch's 1/16/96 memo regarding same.

The Council discussed various aspects of the proposed rate structure.

Treasurer Picinich distributed an alternative draft rate structure work sheet. She pointed out that a transfer of Hotel/Motel Tax funds as proposed in the 1/16/96 memo could only be a one-time, rather than annual, subsidy. The alternative rate structure has a revised revenue requirement and a 3.3% cost of living adjustment added to the 1995 rate structure. Treasurer Picinich explained the revised revenue requirement, budget restructuring necessitated by the alternative rate structure, and a proposed one-time transfer of Hotel/Motel Tax funds.

The Council and staff discussed various aspects of the proposed rate structure.

At 8:12 PM, Councilmember Boothman withdrew his motion and Councilmember Lackey withdrew his second of same.

Councilmember Sheiman moved and Councilmember Lackey seconded to adopt the rate structure as presented by Treasurer Picinich.

At 8:15 PM, following discussion, the motion passed unanimously.

Staff will prepare a draft enabling ordinance for consideration at the next regularly scheduled meeting.

Mayor LaPorte informed the Council of a hearing in Olympia next Wednesday regarding new legislation concerning review of Shoreline Development Permits. The Council is invited to join Mayor LaPorte, Administrator Fitch, and Attorney Eaton in attending.

At 8:18 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:24 PM.

Mayor LaPorte introduced draft resolution #1032, a resolution authorizing the Mayor to execute a lease purchase agreement for a sludge belt press between the Town of Friday Harbor and Keycorp Leasing, Ltd.

Councilmember Lackey moved and Councilmember Boothman seconded to adopt Resolution #1032. Following discussion, the motion passed unanimously.

Administrator Fitch reported receipt of a memo from the San Juan County Board of Commissioners (BOCC) regarding scheduling of 1996 joint quarterly meetings.

At 8:28 PM, Councilmember Wilson rejoined the meeting.

Mayor LaPorte and the Council asked that staff inquire of the BOCC if Wednesdays or Thursdays rather than Mondays of the weeks suggested would work for the Commissioners.

Administrator Fitch noted distribution to the Council of a memo scheduling joint work sessions with the Planning Commission on 2/8/96 and 2/22/96 for review of the Town's draft Comprehensive Plan. The Council indicated that said dates were acceptable.

Administrator Fitch reminded the Council that they need to move forward on the draft Comprehensive Plan, the draft Stormwater Management Plan, and the draft Comprehensive Water Plan Update, in that priority.

At 8:36 PM, Councilmember Boothman moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - February 1, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

Fire Chief Rosenfeld reported that his department received 9 calls in January. One significant call, a chimney fire on Harrison Street, occurred during the cold weather.

Mayor LaPorte thanked Fire Chief Rosenfeld for his report.

Maintenance Supervisor Reitan reported that Trout Lake Reservoir is still running over the spillway. It was 111" below the spillway this time last year. The Town is experiencing higher water flows, perhaps due to the cold weather. The water plant is functioning well. The water crew is shutting off water meters when requested so people can repair plumbing damaged by the freezing weather. The refuse crew is getting ready

to mothball the incinerator. The bids for the new sludge hauling dump truck are being evaluated.

The Council and Maintenance Supervisor Reitan discussed the dump truck specifications and intended uses.

The Street Department is sanding icy streets. The new building at the wastewater treatment facility to house the new sludge press is well underway.

At Councilmember Wilson's inquiry, Maintenance Supervisor Reitan reported that portions of the submarine sewer main are deteriorating.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

Building Official Hodges distributed and summarized his report of Building Department activity. He mentioned that this morning he received a site plan for a new 20 unit multi-family residential development on Guard Street across from the public library. Mr. Hodges reported that Mariella Inn (Kwan Lamah) is adding a fire sprinkler system.

Mayor LaPorte and the Council discussed various report items, including the 80 unit motel under construction on Mullis Street, with Mr. Hodges.

At 12:40 PM, Mayor LaPorte thanked Mr. Hodges for his report.

Mayor LaPorte introduced draft ordinance #998, an ordinance amending Ordinance #600, #658, #727, and Friday Harbor Municipal Code Chapter 13.20 concerning sewer user charges and repealing Ordinance #926 and Ordinance #992 in their entirety.

Administrator Fitch explained the particulars of same.

At Mayor LaPorte's inquiry, Administrator Fitch informed the Council that the procedure to request approval to utilize Hotel/Motel Tax funds in 1996 for sewer capital projects is underway.

At 12:45 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adopt Ordinance #998.

At 1:02 PM, following discussion of sewer rates for the DOT ferry dock and the Port pump-out station, the motion passed unanimously.

Administrator Fitch introduced draft resolution #1034 authorizing an interfund loan.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Resolution #1034. The motion passed unanimously.

Councilmember Lackey moved and Councilmember Boothman seconded to approve payment of claims warrants #11168 through 11220 in the amount of \$107,705.73 and

payroll warrants #4609 through 4645 in the amount of \$93,498.85. The motion passed unanimously.

Councilmember Boothman moved and Councilmember Lackey seconded to request staff draft a resolution in support of Washington State House Bill #2806 regarding personal watercraft safety, for Council consideration.

The motion passed with Councilmember's Boothman and Lackey in favor, Councilmembers Robinson, Sheiman, and Wilson abstaining.

At 1:06 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - February 1, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

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

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Boothman seconded to approve the minutes of the January 18, 1996 12:00 PM and 7:30 PM meetings as amended. The motion passed unanimously.

There were no non-agenda items presented.

At 7:34 PM, Mayor LaPorte opened the public hearing for a Conditional Use and Variance Permit application by U.S. West for construction of a 60 foot cellular tower near C Street and Franck Street, and instructed the meeting in the procedure that would be followed.

Various Councilmembers noted the substance of previous discussion regarding the issue. Councilmember Sheiman noted that she is a principal in a class action suit regarding the 360 area code changeover in which U.S. West is a party. She offered to step down if requested. The U.S. West representative expressed no objection to her participation in the hearing.

Hearing no objection to his or any Councilmember's participation, Mayor LaPorte asked Permit Coordinator Jones to present the staff report.

Mr. Jones noted receipt of oral and written comments regarding the issue. He summarized his staff report dated 1/26/96. He stated that the Planning Commission and staff recommend approval of the application. He mentioned that the Planning Commission vote was 2 to 1 with 2 abstentions.

John Hurt, PO Box 746, Kirkland, WA, planning consultant for U.S. West, stated that the proposed site is part of a master plan to upgrade comprehensive cellular service in San Juan County. This site would be part of a network. Mr. Hunt explained the need for this site and the critical site evaluation requirements employed. He presented photo-simulations of the site. (Exhibits - U.S. West designation #1 and #3). Mr. Hunt stated that the proposed fence could be lowered and that the fence and building should not be visible from the road.

At Councilmember Robinson's inquiry, Mr. Hunt stated that the necessary heating and cooling units could be specified to be very quiet.

The Town designated exhibit #1 as "F" and #3 as "G".

At 7:55 PM, Mayor LaPorte opened the hearing for public comment.

Dean Kinnaman, 225 Franck Street, expressed support for a new cell site in Friday Harbor. He felt that a better location could be found and that the proposed antenna and mast would negatively impact residential uses in the neighborhood.

Louise Destrude, 475 Geneste Street, expressed opposition to placing the antenna in a residential neighborhood.

Hank Curtis, 564 Franck Street, was concerned about the impact to travelers on Franck Street. He felt that another site may be more appropriate. Mr. Curtis expressed the desire to preserve aesthetic values.

Pat McDole, 320 Linder Street, felt an effort should be made to make the project acceptable for the long term. She suggested that alternative sites be considered.

Dan Miller, Dougherty Lane, was concerned over the effects of electromagnetism.

Mr. Hunt stated that U.S. West spent over a year looking at alternate sites, tree cover precluded many sites. He noted that the pole would be very similar to the adjacent OPALCO transmission poles to minimize the visual impact. An airport site was not feasible and could not provide coverage within the Town. Mr. Hunt noted that cellular phones are designed to use low power and be relatively short range. He pointed out efforts to minimize impacts on the neighborhood.

Mr. Hunt responded to various inquiries from the Council.

Mr. Jones reiterated that U.S. West has been investigating Friday Harbor sites for approximately two years. He outlined the effort expended by the planning staff to determine if there were any significant health concerns or broadcast conflicts.

Mr. Jones responded to various inquiries from the Council.

Mrs. Dustrude asked if the variance request could be withdrawn if the fence were lower.

Mr. Hunt said that the barbed wire could be eliminated from the planned security fence.

At Councilmember Wilson's inquiry, Mr. Jones stated that a conditional use permit would be for the site only, not for the entire parcel. Attorney Eaton confirmed same.

The Council and staff discussed various aspects of the issue.

At 8:32 PM, hearing no further comment, Mayor LaPorte closed the public input portion of the hearing, noting that the Council reserves the right to reopen the hearing for public input at a later time or date, and opened the hearing for Council deliberation.

The Council discussed power transmission vs distribution infrastructure, topography of the site, suitability of the project to the area, height requirements, benefits of cellular coverage to the community, and improved coverage.

At 8:45 PM, Councilmember Boothman moved and Councilmember Sheiman seconded to deny Conditional Use Permit application #41 with Variance. The motion passed with Councilmember Robinson opposed, all others in favor.

The Council took a short recess.

The meeting reconvened at 8:51 PM.

Mayor LaPorte opened the meeting for Council consideration of a variance to locate an off 2Dpremise sign for the Friday Harbor House Inn.

Attorney Eaton noted that in this instance, the Planning Commission has decision authority, the Council has review authority. The matter before the Council is to determine if the Planning Commission had a legitimate reasonable basis for their decision, it is not up to the Council to re-decide the issues. He noted that consideration of the matter is not a quasi-judicial procedure but conflict of interest or appearance of fairness issues should still be kept in mind.

Councilmember Sheiman and Councilmember Robinson stepped down and left the meeting as they felt there may be a conflict of interest as they are in the transient accommodation business.

The Council discussed various aspects of the issue, including the Findings of Fact and Conclusion of Law of the Planning Commission dated 10/12/95, the appeal request letter from Friday Harbor House Inn dated 10/18/95, allowable on-site sign area, and the intent of the Sign Ordinance.

At 9:12 PM, Councilmember Boothman moved and Councilmember Lackey seconded to accept the decision of the Planning Commission to deny Variance application #19. The motion passed unanimously.

Councilmembers Robinson and Sheiman rejoined the meeting.

At 9:14 PM, Mayor LaPorte opened the public hearing to amend the 1996 Town Budget.

Administrator Fitch noted distribution to Council and summarized the proposed budget amendments.

The Council and staff discussed aspects of same.

Hearing no further comment, Mayor LaPorte closed the public hearing.

At 9:16 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adopt Ordinance #999, an ordinance amending the 1996 Budget for the Town of Friday Harbor. The motion passed unanimously.

Administrator Fitch reminded the Council of a planned joint work session with the Planning Commission on 2/8/96 at 7:00 PM to work on the Draft Comprehensive Plan. He also noted a planned quarterly joint meeting with the BOCC on 2/14/96 at 2:30 PM in the Council chambers. The Council and Administrator Fitch mentioned desired agenda items for same, including the Warbass Way bypass, an update from the joint planning group, and instituting a county-wide gambling tax.

Administrator Fitch reported that the Town owned building on Tucker Avenue housing the Thrift House operated by the Firefighters Association is in disrepair. He asked the Council to consider their intentions regarding financial support of the building. The Council and staff discussed aspects of same. The Council will review options and meet with representatives of the Firefighters Association.

Councilmember Lackey moved and Councilmember Boothman seconded to extend the Council meeting past 9:30 PM. The motion passed unanimously.

The Council will consider draft resolution #1035 following a scheduled executive session.

At 9:29 PM, Councilmember Wilson moved and Councilmember Lackey seconded to go into executive session for 10 minutes to discuss pending litigation. The motion passed unanimously.

At 9:39 PM, Councilmember Robinson moved and Councilmember Lackey seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

Mayor LaPorte reported on a upcoming hearing before the State Legislature regarding the Shoreline Hearings Board.

Mayor LaPorte introduced draft resolution #1035, a resolution supporting Washington State House Bill #2806 regarding personal watercraft safety in Washington State.

Councilmember Robinson moved and Councilmember Sheiman seconded to adopt Resolution #1035. The motion passed unanimously.

At 9:53 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn and continue the meeting to 2/8/96 at 7:00 PM for a joint work session with the Planning Commission. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - February 8, 1996 @ 7:00 PM

The Town Council met in continued regular session for a joint work session on the Draft Comprehensive Plan with the Planning Commission, Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, & Wilson
Others present: Town Administrator Fitch

Town Clerk Dubail informed the Council that a representative for Councilmember Sheiman had notified his office that she would be unable to attend the meeting due to a previous commitment.

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Mayor LaPorte turned the meeting over to Planning Commission Chairperson Mark McClintock.

Members present: Westphalen, McClintock, Schmidt, Keith, Alvarado, Hemphill
Others present: Permit Coordinator Jones

Chairman McClintock reminded the meeting that this was the first of two scheduled joint work sessions in February. He emphasized that the Planning Commission considers the current draft plan a "work in progress". He noted that the Plan still needs work to deal with such items as the projected deficits in certain Capital Facility Elements, a decision on the projected population growth rate, levels of service, maintaining the quality and character of Friday Harbor, and how to pay for the costs of growth. Chairman McClintock noted that a Joint Planning Committee has been working to formulate the many areas in the Plan that require coordination with the County.

Chairman McClintock mentioned the many people that have assisted the Planning Commission, including past and present Planning Commission members, Permit

Coordinator Jones and the Town staff, Jim Slocomb, Sandra and Richard Butler, Bill Jones of KCM, Planning Commission Recording Secretary Lois Matheson, and the public.

Chairman McClintock reiterated that the two areas to be addressed this evening were; modification of the proposed population growth rate, and modification of the market factors built into the proposed urban growth area analysis.

Chairman McClintock asked Planning Consultant Richard Butler to make his presentation.

Mr. Butler gave an overview of the GMA process and features of the Draft Comprehensive Plan. Regarding population and land use he distributed a matrix entitled Land Use Demand - By Population Growth Rate and Market Factor and a summary of areas considered for inclusion in the Urban Growth Area (UGA) entitled UGA Subarea Summary - Preferred Alternative. He explained proposed UGA boundaries, his recommendations regarding population growth rate, residential demand and capacity, non-residential demand and capacity, and land use designations. Regarding UGA management he mentioned the Joint Planning Policy, Planning Commission recommendations, and that land use management in the Town UGA be based on the Town's Comprehensive Plan and regulations. In the County UGA, urban uses recommended by the County, land use management be based on the County's Comprehensive Plan and regulations, and that the County provides/funds capital facilities and services.

Bill Jones, KCM, summarized the purpose of the Transportation and Capital Facilities Elements and how they fit into the Draft Comprehensive Plan. He outlined the major components of the Transportation and Capital Facilities Elements, the results of his analysis, possible financing mechanisms, and necessary steps toward finalizing the Transportation and Capital Facilities Elements.

The Planning Commission, Town Council, and consultants discussed at length population growth rate projections and the vacant land required to provide for a "market factor". Mr. Butler recommended that at least 50% to 75% more land be included above the vacant land required in the UGA to allow for the market factor necessary to accommodate the projected population growth rate. Various suggestions were put forth as to subareas to include in the UGA. The merits of same were discussed. Provision of urban services to potential subareas, such as Hillview Terrace, were discussed.

Chairman McClintock reminded the meeting of the potential for revenue shortfalls to provide capital improvements in the various subareas and existing Town infrastructure.

Mayor LaPorte, the Council, Planning Commission, and consultants discussed which subareas to initially include in the UGA. The need to maintain a viable ratio between the projected population growth rate and the size of the UGA was discussed. Consideration of the property tax status of subareas to be considered was mentioned.

At 9:03 PM, Chairman McClintock opened the meeting for public comment.

Sharon Richards, School Board Chair, 2005 False Bay Drive, stated that the school is considering buying 27 acres at the airport to site a new school.

At Councilmember Boothman's inquiry, Friday Harbor School Superintendent Greta Merwin indicated that if the property in question is annexed the school would be willing to build to Town standards.

Discussion followed as to probable population growth rates and associated market factors. Provision for amendment and revision of the Comprehensive Plan was mentioned.

Administrator Fitch noted that at the 3.5% growth rate, according to the Water Comprehensive Plan Update, the Town would not have water to match growth past 2000. Any planning must address water, **sewer**, storm drainage, and transportation infrastructure requirements. The Town must develop a fiscally responsible GMA plan.

Discussion followed as to the continuing scarcity of state and federal funding, analysis of financial impacts of the various subareas, the Town's low property tax rate and high utility rates.

Darcie Neilsen, San Juan County Senior GMA Planner, asked when the Town would have a planning document ready for official San Juan County review. San Juan County has a July target date for adopting their plan, concurrence with the Town's plan needs to be addressed. She also suggested that the Town look closely at the market factor concept. Ms. Neilsen noted that a UGA boundary can only be amended every 10 years.

At 9:30 the meeting took a short recess.

The meeting reconvened at 9:38 PM.

The motion by Councilmember Lackey to adjourn died for lack of a second.

At 9:40 PM, Councilmember Boothman moved and Councilmember Wilson seconded to continue the meeting to 10:10 PM. The motion passed with Councilmember Lackey opposed, all others in favor.

The Council and Planning Commission discussed asking the Assessor to provide tax information for the Dougherty subarea. Discussion followed on the population growth rates, projected capital facilities needs and costs, population projections used to determine same, and the need for various of the projected capital facilities projects. It was suggested that some of the projects may be deferred.

Administrator Fitch pointed out that the current utility funds debt load does not provide for additional capital facilities development.

The need for a road utility levy and a fire levy was reiterated.

Discussion followed on the desire to minimize additional financial impacts on Town residents, aspects of providing sewer service to Hillview Terrace, and deferring capital improvements.

Chairman McClintock felt that with the current financial analysis the proposed UGA should be scaled back. The Planning Commission will provide a recommendation as to scaling back the UGA following receipt of the Dougherty Lane tax revenue data and the Council's decision on the projected population growth rate to employ for planning purposes.

At 10:13 PM, Councilmember Robinson moved and Councilmember Lackey seconded to adjourn the Council meeting. The motion passed unanimously.

(MD+IT the following submitted by Permit Coordinator Jones MD-IT)

Following the closing of the Town Council meeting the Planning Commission had additional discussion regarding the possible reduction of the GMA boundaries and the population growth projection of 3.5%.

A motion was made by Hemphill and seconded by Alvarado to recommend to remove the following areas from the urban growth area as previously defined; Hillview Terrace, the non 2Dplatted portion of the Harbor View section, the Lampard Road section, and the Jackson's Beach section. The motion passed unanimously.

A motion was made by Alvarado and seconded by Keith to recommend the population growth rate projection be reduced to 2.78%. The motion passed unanimously.

It was then regularly moved, seconded and passed to adjourn.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - February 14, 1996 @ 2:30 PM

The Town Council met in continued regular session for a joint meeting with the San Juan County Board of Commissioners (BOCC), Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch

County Commissioners present: John Evans, Rhea Miller, & Tom Starr
Other San Juan County staff present: Planning Department Director Laura Arnold, Public Works Director Ron Loewen, Senior GMA Planner Darcie Neilson, and Jamie Marsden, Deputy Clerk of the Board.

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Mayor LaPorte turned the meeting over to Commission Chairperson Miller.

Commissioner Starr outlined San Juan County's efforts regarding proposed privatization of the County's solid waste and recycling programs. He distributed and summarized a copy of his presentation dated 1/22/96 to the Solid Waste Advisory Committee (SWAC) regarding same.

Commissioner Miller informed the Council that the BOCC has scheduled a solid waste workshop with LaVerne Shanks, Metro, on 2/20/96 at 1:30 PM. The Town is invited to attend. She noted that the BOCC is divided on the issue of privatization of the County's solid waste and recycling programs.

Mayor LaPorte, the Council, and the BOCC discussed various aspects of Commissioner Starr's proposal, including lower user rates, private sector profit incentives, and assurance of the level of service required, including hours of transfer station operation.

Commissioner Evans spoke of the need and desire for cooperation between San Juan County and the Town.

At 2:55 PM, Ron Loewen reported that San Juan County will be developing a program outline for a silvaculture sludge/biosolids disposal program utilizing private property owned by Roche Harbor Company.

Administrator Fitch added that hopefully the program would become a win/win situation for San Juan County, the Town, and Roche Harbor. He explained that the Town would initially provide technical assistance to the County. Development of a pilot program would require funding by the BOCC.

Commissioner Evans suggested that the Town and County consider cooperative acquisition of forest application equipment.

Discussion continued on various aspects of biosolids disposal. The need for a pilot program was reiterated. The pilot program would be developed and carried out under the auspices of the Biosolids Association and the University of Washington. The estimated cost would be \$25,000 to \$30,000. Roche Harbor has 900 suitable acres available. Environmental and seasonal considerations were mentioned. Discussion followed on cost projections and rate incentives for private septic system maintenance.

At Administrator Fitch's inquiry, Commissioner Starr noted that San Juan County will be forwarding a revised Draft Solid Waste Management Plan to the Town that allows for privatization.

At 3:15 PM, Senior GMA Planner Neilsen mentioned the desire for transmission to the County in a timely manner of the Town's Urban Growth Area (UGA) proposal. The

County is attempting to adhere to their 7/1/96 target date for adoption of their Comprehensive Plan. Ms. Neilsen outlined the necessity for Town and County consistency in siting public facilities and developing local service agreements. She noted the difficulty in getting Port and School districts to begin coordinating planning with the appropriate senior jurisdictions.

Discussion followed as to getting input from the junior taxing districts, subarea (such as Turn Point/Pear Point) planning, and the current (as of 2/8/96) proposed Town UGA.

Administrator Fitch noted that Council and Planning Commission have a second joint work session scheduled for 2/22/96 at 7:00 PM. He reiterated anticipated capital facilities revenue shortfalls even with a reduced UGA.

Commissioner Miller noted potential Turn Point/Pear Point transportation infrastructure problems. The Council and BOCC viewed and discussed proposed general alternate Turn Point/Pear Point connecting road routes as indicated on a large 9/8/89 aerial photograph.

At 3:34 PM, Councilmember Lackey left the meeting due to a work commitment.

The Council and BOCC discussed the analysis necessary prior to identifying alternate Turn Point/Pear Point connecting road routes and adding same to their respective Six Year Transportation Improvement Plans.

Councilmember Boothman reported attending a Turn Point/Pear Point property owners planning group meeting.

Commissioner Evans felt that the Turn Point/Pear Point area would develop as a residential community. Commissioner Starr noted that the BOCC did not wish to consider "downzoning" the area to reduce potential density.

Mayor LaPorte, the Council, and the BOCC discussed water supply and sewage treatment considerations and associated capital costs.

Councilmember Robinson felt that the Town was in the position of "playing catch-up" with utility services.

At Commissioner Miller's inquiry, Ms. Neilsen was of the opinion that, under GMA, the Turn Point/Pear Point area could not be developed as a separate "activity center".

The potential and realities of development in the area were discussed. It was pointed out that many of the area residents want lower density.

At Commissioner Starr's inquiry, Councilmember Boothman recounted analysis efforts regarding Turn Point/Pear Point area infrastructure development.

Administrator Fitch pointed out the infrastructure cost benefits of in-fill rather than extension. He reminded the meeting that UGA boundaries can be revisited every ten years.

Commissioner Evans suggested that the Town may wish to have input into Turn Point/Pear Point development planning. He also suggested that water mains for the area could be developed over time and paid for by the benefited residents.

Discussion followed on the concept of a joint planning area. The idea met with general approval by the Council and the BOCC. Ms. Neilsen stated that the Joint Planning Taskforce will work to develop a planning framework for consideration at the next joint Council/BOCC meeting.

Commissioner Evans and Ms. Neilsen noted San Juan County effort toward developing a "cottage industry" land use designation.

Discussion followed as to concepts of and uses permitted in a "transition zone" between urban (Town) and rural areas. The planning philosophy used for the Eastsound subarea was discussed. Ms. Neilsen reiterated the need for local service area agreements.

The Council and BOCC discussed the implications of recently announced School District plans to try to site a new school facility on out-of-town property adjacent to the airport.

There being no further business to discuss at this time, the BOCC adjourned their meeting.

At 4:19 PM, Councilmember Robinson moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - February 15, 1996 @ 12:00 PM

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

Members present: Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich

Town Clerk Dubail informed the Council that Councilmember Boothman had notified his office that he would not be attending the meeting due to illness.

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Wilson seconded to approve the minutes of the February 1, 1996 12:00 PM, February 1, 1996 7:30 PM, and the February 8, 1996 7:00 PM meetings. The motion passed unanimously.

Christina Dahl 2DSeasby, Christina's Carriage Company, Shaw Island, requested permission to operate her horse-drawn carriage on Town streets and utilize certain areas of the public ROW as staging areas. She distributed a map of desired locations and described the nature of her business. Ms. Dahl 2DSeasby stated that she would like to operate primarily during special occasions such as the Jazz Festival and the County Fair.

Mayor LaPorte, the Council, and staff discussed various aspects of the request.

Administrator Fitch noted that, as proposed, the business is in the same category as other for-hire conveyance operations. Permission for Ms. Dahl 2DSeasby to operate as she requests would require a resolution approving a franchise or amending Chapter 12 of the municipal code. The Town should not be in a position of approving violation of Town laws even for a "test period".

Mayor LaPorte pointed out that the locations requested by Ms. Dahl 2DSeasby are primarily "No Parking" zones.

Mayor LaPorte, the Council, staff, and Ms. Dahl 2DSeasby discussed use of private and public property, operational logistics, her status as a taxi service, and ferry traffic.

Dr. Jack Crawford, noted that he had operated a horse-drawn carriage service some years ago in Friday Harbor for 2 summers and summarized the history of his operation.

Administrator Fitch read previously drafted proposed changes to the FHMC to make allowance for a carriage service.

The Council and applicant discussed various alternative locations on private property. The applicant agreed to investigate same.

Mayor LaPorte thanked Ms. Dahl 2DSeasby for her presentation.

At 12:39 PM, Maintenance Supervisor Reitan reported on the reasons for introducing draft resolution #1036, a resolution adopting polices and procedures for drug and alcohol testing, and the planned implementation of same.

Mayor LaPorte, the Council, and staff discussed various aspects of the proposed procedures and policies.

At 1:05 PM, Councilmember Robinson moved and Councilmember Lackey seconded to adopt Resolution #1036 with Attachment "A" as amended. The motion passed unanimously.

Maintenance Supervisor Reitan reported receipt and review of bids for a new dump truck for sludge hauling per his 2/15/96 memo to Administrator Fitch.

Treasurer Picinich pointed out the on-going emergency repair costs on the current truck.

Mayor LaPorte, the Council, and staff discussed delivery time, service facility locations, and bid specifications.

Maintenance Supervisor Reitan mentioned that he was not sure of the final amount of the bid from Freightliner.

Following discussion, the Council decided to accept the bid from Mack Truck.

At 1:15 PM, Mayor LaPorte thanked Maintenance Supervisor Reitan for his presentation.

Permit Coordinator Warren Jones distributed and summarized his report on Planning Department activity. He noted that his department has not received any new applications since his last report.

Administrator Fitch mentioned that the Senior Citizens group have indicated their intent to build a new street to their proposed facility. They have stated their willingness to build the street to meet all Town standards, construction to commence this Spring.

Mayor LaPorte, the Council, and staff discussed various items in Mr. Jones report.

Mayor LaPorte thanked Mr. Jones for his presentation.

At 1:22 PM, Councilmember Lackey moved and Councilmember Robinson seconded to approve payment of claims warrants #11222 through 11308 in the amount of \$63,723.83. The motion passed unanimously.

Administrator Fitch asked the Councilmembers to take the time to drive along Warbass Way before the evening meeting. He would like them to review the need for street improvements in the area.

At 1:23 PM, Councilmember Sheiman moved and Councilmember Lackey seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - February 15, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton

At Mayor LaPorte's request, Councilmember Boothman led the meeting in the Pledge of Allegiance.

At a non-agenda item; Hedda King-Shelton addressed the Council regarding a program to reintroduce elm trees in small towns. A new disease resistant strain, the Liberty Elm, has been developed to replace trees devastated in the '50's and '60's by Dutch Elm disease. The program requires trees to be planted within Town boundaries. She stated that she will not ask for money or other assistance from the Town other than for a letter of support. The Elm Institute will analyze cuttings from existing elm trees, such as those at Circle Park, to see if they are diseased. An effective inoculation is available.

The Council and staff discussed the program with Mrs. Shelton. The Council expressed interest in the program and thanked Mrs. Shelton for bringing it to their attention.

Mayor LaPorte introduced draft resolution #1033, a resolution to authorize conditional private use of a portion of the Sunken Park by the San Juan Island Goodtime Classic Jazz Association as depicted on Exhibit "A" from 8:00 AM July 23rd to 12:00 PM July 30th, 1996.

Administrator Fitch explained the particulars of same.

The Council and Peter LaPonte, Jazz Festival Director, discussed Mr. LaPonte's contacts with the neighbors and the proposed agreement. Mr. LaPonte stated that the sidewalk along Harrison Street would remain open to the public. He noted that the "no alcohol" stipulation for use of the park was quite acceptable to the Jazz Association.

Administrator Fitch mentioned that the Sheriff's Department was supportive of the use of the site.

Councilmember Boothman moved and Councilmember Lackey seconded to adopt Resolution #1033. The motion passed unanimously.

At 7:56 PM, Mayor LaPorte introduced the next agenda item; Council discussion of the proposed Urban Growth Area, siting essential public facilities, and population projections.

Councilmember Wilson left the meeting due to an emergency towing call.

The Council and staff reviewed the proposed Urban Growth Area (UGA) map as revised following the 2/8/96 Planning Commission meeting. The Council and staff discussed UGA considerations regarding the proposed siting of a new school. The use and zoning of Port airport land in the proposed UGA was reviewed.

Councilmembers Robinson and Lackey commented that the other stakeholders such as the school and the port should attend the GMA planning work sessions. Councilmember

Robinson noted that the elected officials and staffs of the respective junior taxing districts have been repeatedly notified - "it is not up to the Town to solve their problems."

At 8:13 PM, the Council took a short recess.

The meeting reconvened at 8:25 PM.

The meeting reviewed the Airport Layout Plan in an effort to determine whether the proposed school site is within the current proposed UGA.

Councilmember Robinson suggested that the proposed UGA be revised to exclude additional airport area. It was suggested that the Dougherty Lane area (155 acres) would provide sufficient residential expansion area for the 10 year planning period.

The Council discussed Councilmember Boothman's memo of 2/10/96 regarding UGA financial analysis. Councilmember Boothman pointed out the commercial and light industrial use potential as well as the residential potential of the Dougherty Lane and Mullis Street areas.

Discussion followed on projected population growth rates and a desired "market factor".

Administrator Fitch noted that a "market factor" is not specifically required. He pointed out that the land within the current Town boundaries is barely over half developed.

Councilmember Boothman noted that the Town does not have to annex all the land within a UGA boundary. Discussion followed as to the desire, if any, of residents in the areas proposed for inclusion in the UGA to be in Town and the necessity for utility extensions.

At 8:46 PM, Councilmember Wilson rejoined the meeting.

The Council closely reviewed areas south of the current Town boundary, including topographic and utility provision considerations.

Administrator Fitch noted that the pending "Elfving" Annexation (17 acres) area has good commercial and light industrial potential. It was observed that the inclusion of a portion of the Dougherty Lane area, the Buck property at the end of Hunt Street, the platted Hillside area, and some additional property along Mullis would provide sufficient growth area while minimizing new utility infrastructure needs and associated costs. Administrator Fitch highlighted the outlines and approximate size of the areas.

Mayor LaPorte and the Council reviewed same and indicated agreement.

At 9:16 PM, Mayor LaPorte introduced draft ordinance #1000, an ordinance amending Ordinance #600 and Friday Harbor Municipal Code Chapter 13.20, regarding distribution of proceeds from the monthly **sewer** user base charge and **sewer** user charge and repealing Ordinance #995 in its entirety.

Treasurer Picinich explained the particulars of same.

Councilmember Lackey moved and Councilmember Sheiman seconded to adopt Ordinance #1000. The motion passed unanimously.

Mayor LaPorte introduced draft resolution #1037, a resolution authorizing the Mayor to accept a proposal for Mack Truck Corporation to provide a new 15 cubic yard dump truck for a cost not to exceed Ninety 2Dtwo thousand one hundred seven and 50/100's (\$92,107.50), including sales tax.

Councilmember Lackey moved and Councilmember Boothman seconded to adopt Resolution #1037. The motion passed unanimously.

Administrator Fitch distributed the Draft Joint Solid Waste Management Plan dated 1/31/96. He noted that the BOCC has adopted same and asked the Council to review and comment on the document.

Administrator Fitch mentioned pending State legislation regarding taxation of solid waste operations - HB2649.

At 9:23 PM, following discussion, Councilmember Boothman moved and Councilmember Lackey seconded to authorize the Mayor to sign a resolution expressing opposition to same. The motion passed unanimously.

The Council asked Administrator Fitch to attend a San Juan County presentation scheduled for 2/20/96 at 1:30 PM regarding privatization of San Juan County's solid waste operations.

Administrator Fitch informed the Council of a request by Richard Butler of Butler & Associates for additional funding of approximately \$1,000 per meeting to have Bill Jones, KCM, attend an additional 5 or 6 GMA planning workshops.

Councilmember Boothman expressed the sentiment that the Town has not received the information that it has already paid for.

The Council communicated that they did not desire Mr. Jones attendance at future workshops if same required additional funding.

Administrator Fitch illustrated the need for a guard rail along a portion of the public ROW on Warbass Way in front of the new John Shelton residence currently under construction. The Town can install the guard rail or Mr. Shelton has offered to install at his expense a suitable guard rail of a more decorative design.

At 9:30 PM, Councilmember Sheiman moved and Councilmember Lackey seconded to continue the meeting to 9:45 PM. The motion passed unanimously.

The Council and staff discussed the needed guard rail and various aspects of the Warbass Way ROW. The guard rail would be gifted to the Town.

The Council indicated provisional acceptance of Mr. Shelton's proposal.

At 9:36 PM, Councilmember Boothman moved and Councilmember Lackey seconded to go into executive session for 10 minutes to discuss pending litigation. The motion passed unanimously.

At 9:54 PM, Councilmember Robinson moved and Councilmember Lackey seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

At 9:55 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn and continue the meeting to 2/22/96 at 7:00 PM for a joint GMA planning work session with the Planning Commission. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - February 22, 1996 @ 7:00 PM

The Town Council met in continued regular session for a joint work session on the Draft Comprehensive Plan with the Planning Commission, Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch

Planning Commission members present: Westphalen, McClintock, Roberts, Keith, Hemphill
Others present: Permit Coordinator Jones

Mayor LaPorte stated that the purpose of the joint meeting was to review the draft Comprehensive Plan. There would be a short discussion of revised proposed urban growth area (UGA) boundaries.

Ms. Sharon Richards, San Juan Island School Board Chairperson, informed the meeting that the School Board has signed a letter of intent with the Port of Friday Harbor to purchase approximately 27 acres of property adjacent to the airport to site a new high school. Ms. Richards said that the School Board would like the property to be included in the Town's UGA so that the proposed school could eventually be connected to Town water and **sewer**. She mentioned an approximate 2 year waiting period to have a water right application processed by DOE to use existing wells in the area.

The Council, Planning Commission, Ms. Richards, and Port Commissioner Charles Nash reviewed a map of the site.

Dr. Gretta Merwin, San Juan Island District Superintendent, reiterated that the school district would like to use the site for a new high school. She recounted the district's property search efforts and the difficulty of finding a suitable, affordable site close to or in town.

At Councilmember Boothman's inquiry, Dr. Merwin divulged that the school district is having a 10 acre parcel adjacent to the elementary school assessed as a possible alternative site.

Discussion followed as to existing utility infrastructure location, the projected high school population, population growth, and constraints to the Town providing water and sewer utilities to areas outside the Town boundaries.

Sandra Butler, Butler & Associates, Town planning consultants, pointed out that the extension of municipal utilities into a rural area not in the UGA is expressly prohibited by GMA.

Discussion followed as to whether an airport is required to be in a UGA, alternate school sites, the unique status of the Town of Friday Harbor as the only incorporated municipality in the county, the existing water moratorium, and the lack of water and sewer system capacity.

Councilmember Robinson pointed out the desirability of having school and school-related infrastructure costs borne by an island-wide taxing district rather than being the responsibility of Town residents.

Councilmember Boothman suggested that the school should be identified as a capital facility of county-wide significance.

Ms. Butler noted that the County can establish a UGA and contract with the Town for provision of specific services. The school could be in the San Juan County UGA. She emphasized that the Town of Friday Harbor is a very small community serving an island-wide population.

Councilmember Robinson suggested that the issue be tabled for at least 2 months.

Councilmember Sheiman noted that it is important that the school keep the Town informed of their property acquisition efforts.

The Council, Planning Commission, and Dr. Merwin discussed the school investigating other suitable properties which the Town is considering for inclusion in the UGA.

Discussion continued as the inevitability of additional costs to Town residents if utilities are extended, GMA regulatory constraints, having a GMA 2Dspecific decision making training session, and "factoring in" land to set aside for capital facilities expansion. Holding a work session specifically on UGA issues was mentioned.

Councilmember Boothman reiterated that stakeholders meetings were held beginning over 2 years ago to identify needs, the school could have chosen to participate and make their needs known at that time.

It was noted that as the draft plan progresses stakeholders perceptions as to how their needs may be accommodated can change.

Richard Butler, Butler & Associates, disclosed that accommodation for school expansion was not specifically analyzed.

Councilmember Boothman again mentioned the need for adequate financial analysis.

County Commissioner Tom Starr proposed an inter-local task force comprised of Town, BOCC, Port, and School District representatives to help figure out how to site a new school.

Commissioner Starr, Councilmember Sheiman, Port Commissioner Nash, and a representative from the School Board will form the initial committee.

At 8:02 PM, Mayor LaPorte turned the meeting over to Planning Commission Chairperson Mark McClintock. Commissioner McClintock stated that the Planning Commission would provide a UGA recommendation to the Town Council after the next Planning Commission meeting.

It was noted that a 2.78% population growth rate and a 50% "market factor" were used by the Council in formulating their 2/15/96 UGA proposal.

The Council, Planning Commission, and the planning consultants reviewed the draft plan by section. Items of concern include; the lack of any specific planning regarding tourism, the lack of an adequate tax base, the projected service area population, and projected capital facilities funding requirements. Capital facilities funding will be an additional subject at the proposed GMA training/UGA work session.

At Mr. Butler's inquiry, it was specifically stated that it was the consensus of the Council that a 50% "market factor" and projected population growth rate of 2.78% be used for Town GMA planning.

Discussion continued as to discouraging conversion of property to tax-exempt ownership, the need for specific references to technical documents used by the consultants in drafting the plan, discouraging the reoccurring expectation that the Town would eventually acquiesce to providing utility service to properties purchased outside of the Town because of their lower cost, and jurisdiction of the UGA.

At 8:35 PM, the meeting took a short recess.

The meeting reconvened at 8:45 PM.

Commissioner McClintock turned the chair of the Planning Commission meeting over to Vice Chairman Westphalen and left the meeting due to a work commitment.

Review of the draft plan continued. Items considered included; proposed land use designations, conservation of resources, and goals and policies for the various land uses. The next proposed land use designation for review is Industrial Development.

The Planning Commission meeting adjourned.

At 9:31 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - March 7, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich

Town Clerk Dubail informed the Council that Councilmember Sheiman had notified his office that she would not be at the March 7th Council meetings for travel reasons.

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Wilson seconded to approve the minutes of the February 14, 1996 2:30 PM, February 15, 1996 12:00 PM, February 15, 1996 7:30 PM, February 22, 1996 7:00 PM Council meetings as amended. The motion passed unanimously.

Fire Chief Rosenfeld reported that his department had received 4 response calls in February, 2 of those calls were for fires that self extinguished. He reported on department training and fitness programs. His department is developing specifications for a new ladder truck. Martin Adams has been appointed Fire Boat Captain. The Friday Harbor Fire Fighters Association is offering a \$100.00 per incident reward for information leading to arson convictions. Chief Rosenfeld informed the Council that the Fire Department command vehicle, a 1977 pick-up, is deteriorating and the Town should begin planning to acquire a replacement vehicle.

Mayor LaPorte thanked Fire Chief Rosenfeld for his report.

Maintenance Supervisor Reitan reported that the submarine sewer line had cracked and parted. Divers have replaced a section of the pipe. The Council inspected pieces of the broken pipe. The pipe was installed in 1969. Maintenance Supervisor Reitan estimated that 650' to 700' of sewer line needs replacement. He estimated the replacement cost at approximately \$40,000.

Maintenance Supervisor Reitan reported that the waste water treatment plant is functioning well. New diffusers have been installed. The foundation for the new sludge press is being prepared.

Maintenance Supervisor Reitan reported on-going problems with the filters at the water treatment plant. The Water Department has received no support from the filter supplier. The water plant design is causing continual operational problems. A required CT study has not been completed by KCM. Trout Lake Reservoir is full. The incinerator stack at the solid waste facility has been sealed. Efforts to mothball the incinerator are underway. The Street Department is getting ready for Spring maintenance. The Town will be introducing carp to Margo Lake (near AUG II) to control aquatic weeds.

Maintenance Supervisor Reitan responded to various inquiries from the Council.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

Building Official Hodges reported on recent Building Department activity. He noted that a gray water system is being installed in Roger Bennett's building on Front Street.

The Council and Building Official Hodges discussed various gray water issues including encouraging double plumbing for new construction and remodels. The effect of same on the current sewer rate structure was mentioned.

Mayor LaPorte thanked Building Official Hodges for his report.

Permit Coordinator Jones distributed and summarized his Planning Department report as of 3/7/96.

Permit Coordinator Jones responded to various inquiries from the Council.

Mayor LaPorte thanked Permit Coordinator Jones for his report.

At 12:43 PM, the Council heard a presentation by representative of Aqua-Save Systems regarding water conservation plumbing fixture retrofit program. Mr. Dennis Walker, Aqua-Save, summarized the results of the program in San Simeon, CA.

Mr. Brian Boyle, Executive Vice President, Sloan Valve Company, explained the scope of his company's services. He noted the need for a system-wide fixture audit.

The Council discussed at length various aspects of the proposal with the proponents.

Mr. Walker presented a worksheet outlining the proposal assumptions, cost per fixture, project budget, and project funding. He also distributed a sample fixture survey questionnaire.

The Council and proponents discussed the economic impact of the proposed program on the rate payers, resource conservation, system capacity, funding scenarios, the existing rate level and debt load (22% water debt, 18% **sewer** debt), and the shifting regulatory climate.

At 1:22 PM, Mayor LaPorte thanked the representatives for Aqua-Save and Sloan Valve Company for their presentation.

The Council will schedule the Rogers Boundary Line Adjustment appeal for 4/4/96.

Councilmember Lackey moved and Councilmember Boothman seconded to approve payment of claims warrants #11313 through 11402 in the amount of \$104,927.71 and payroll warrants #4647 through 4683 in the amount of \$87,603.32. The motion passed unanimously.

At 1:24 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - March 7, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton

Town Clerk Dubail informed that Council that Councilmember Wilson had notified his office that he would delayed in attending the meeting due to a work commitment.

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

The Council heard a presentation by Arnell Haws, San Juan County Senior Services Coordinator, regarding the history, location, user groups, design, and need for the proposed Senior Citizens Center in the Mullis Short Plat. Ms. Haws stated that the Center would be a community center on the Seniors' property.

At 7:41 PM, Councilmember Wilson joined the meeting.

Ms. Haws reiterated the Seniors' intent to comply with street, curb, gutter, sidewalk, storm drainage and other required improvements on Caines Street and Aley Avenue. She outlined a 5 stage building plan. Ms. Haws asked that the Town consider allowing a building permit to be issued prior to completion of the required ROW improvements. She assured the Council that the improvements would be completed by the Seniors in a timely manner. Ms. Haws suggested an alternative 5 stage construction sequence and asked for clarification of the intent of the required improvements. She would like street, sidewalk, and curb construction to follow construction of the main building with completion of the internal portion of the main building and landscaping to follow. Ms. Haws inquired if there were other parties that would participate in construction of the required improvements. She noted that a portion of the subject property is intended to be used as a public park with 17 picnic tables. Ms. Haws felt that said park space needed public restrooms. The restrooms in the building as designed are on the north end of the building for use of building patrons only.

Mayor LaPorte asked that Ms. Haws forward her specific concerns to the Town in writing.

Councilmember Boothman asked that a copy of the project budget analysis be made available to the Town.

Ms. Haws stated that same would be provided as well as the Senior's revenue projections.

Administrator Fitch pointed out that the Seniors could apply for a building permit now. An occupancy permit, not a building permit, is contingent on completion of the required improvements.

In response to an inquiry, Ms. Haws acknowledged that she had not discussed the project in detail with either the Town Planning or Building Departments. She indicated that she had misunderstood the provisions of draft legislation mentioned to her by staff.

Administrator Fitch explained the provisions of current Town development regulations. He also outlined the Town's financial realities.

Mayor LaPorte, the Council, staff, and project proponents discussed various aspects of the proposal, including street construction requirements, screening, and the possibility of a LID for street improvements.

Councilmember Lackey pointed out that the Seniors are not being asked to do anything different than any other developers of this category of project.

With understanding of the existing regulations, Ms. Haws felt that the major perceived obstacle to the project has been resolved.

Mayor LaPorte briefly addressed the issue of provision of public restrooms.

Mayor LaPorte thanked Ms. Haws for her presentation.

At 8:28 PM, the meeting took a short recess.

The meeting reconvened at 8:38 PM.

Mayor LaPorte introduced draft resolution #1039, a resolution adopting the 1996 Joint Solid Waste Management Plan.

Administrator Fitch summarized the particulars of same.

Councilmember Wilson voiced concern with a number of the proposed regulations.

The Council reviewed various aspects of the draft document including, the space required for the County's solid waste/recycling operation, hazardous waste storage and transfer, and biosolids storage and utilization.

The Council tabled the issue to the next regularly scheduled meeting.

At 8:49 PM, the Council and staff reviewed revised Water System Revenues and Expenditures - Table 6-19 of the Draft Comprehensive Plan, a 3/4/96 letter from Steve Buck asking that 2 parcels of land along Lampard Road be considered for inclusion in the UGA, water system capacity and potential expansion, the increasing MFR density, conversion of land to MFR and transient accommodation uses, a "County" UGA, alternative school sites, school infrastructure impacts, the need for density control, water rights, and eventual water rationing to serve a built-out Town corporate area.

It was pointed out that RCW 36.70A.110 does not require a "market factor" when sizing UGAs.

Administrator Fitch recommended that efforts be made to make the realities of the limits of the Town's ability to provide water service more readily understood by the public.

At 9:26 PM, Councilmember Boothman moved and Councilmember Wilson seconded to continue the meeting to 10:00 PM. The motion passed with Councilmember Robinson opposed.

At 9:30 PM, Administrator Fitch reported, receipt of a request that the Council hear a delegation from the Nash family at the 3/21/96 meeting regarding the naming of the proposed Caines Street extension, receipt of a letter from Century Communications informing the Town that they would be raising cable television rates next month, and notice of a solid waste privatization workshop on 3/12/96 at 1:30 PM with the BOCC. He noted that he would be preparing that day for the Roger Bennett Shoreline Hearings Board hearing on 3/14/96 at 10:15 AM in the BOCC hearing room and would be unavailable to attend the workshop.

Administrator Fitch reminded the Council that he would be out of the office from Monday March 18th through Friday March 29th, 1996 to visit his father back east.

Administrator Fitch informed the Council of plans to replace the Town's old Comdial phone system with a Northstar system.

Administrator Fitch reported receipt of a request from Duffy House B&B to convert an existing out-of-town residential water hook-up to a non-residential (B&B) use.

Attorney Eaton noted that same would require a change in the existing ordinance.

At 9:37 PM, Councilmember Boothman moved and Councilmember Lackey seconded to request that staff write a negative response to the request. The motion passed with Councilmember Robinson abstaining for appearance of fairness reasons.

Administrator Fitch notified the Council that Parking Enforcement Officer Dan Powell had resigned to take a full time position with the County.

The Council and staff discussed parking enforcement policy.

Administrator Fitch asked the Council to forward their written comments on the Draft Comprehensive Plan so that a final draft can be prepared.

At 9:48 PM, Councilmember Wilson moved and Councilmember Boothman seconded to go into executive session for 10 minutes to discuss pending and current litigation. The motion passed unanimously.

At 9:56 PM, Councilmember Lackey moved and Councilmember Wilson seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

At 9:57 PM, Councilmember Lackey moved and Councilmember Wilson seconded to adjourn and continue the meeting to 3/14/96 at 7:00 PM for a joint work session with the Planning Commission. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - March 14, 1996 @ 7:00 PM

The Town Council met in continued regular session for a joint work session with the Planning Commission.

Town Clerk Dubail informed the Council that Mayor LaPorte had notified his office that he would not be attending the meeting due to illness.

Councilmember Lackey moved and Councilmember Wilson seconded to appoint Councilmember Boothman Mayor Pro tem. The motion passed unanimously.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch

Mayor Pro tem Boothman turned the meeting over to Planning Commission Chairman Mark McClintock.

Planning Commission members present: McClintock, Roberts, Schmidt, Alvarado, Hemphill. Commissioners Westphalen and Keith excused.

Mayor Pro tem Boothman turned the meeting over to Chairman McClintock.

Chairman McClintock reminded the meeting that one of the goals for the evening was to commit to a timeline to lead to a public hearing on the Town's Urban Growth Area (UGA) decision.

Sandra Western-Butler, planning consultant for the Town, estimated the need for approximately one week to revise the Draft Comprehensive Plan following receipt of final comments, one month to draft the Final Environmental Impact Statement (EIS).

The Council, Planning Commission, and staff discussed aspects of same.

At 7:11 PM, Chairman McClintock asked for comments from the public.

Sharon Richards, San Juan Island School District School Board Chairperson, stated that the school was still interested in acquiring Port property at the airport to site a new high school. The school was still desirous of obtaining Town water service to the area. The school is willing to provide additional water storage for the Town system. Ms. Richards stated that alternate sites are available within the Town. She mentioned that the schools will require approximately 35 acres over the next 20 years.

Mayor Pro tem Boothman directed attention to and summarized a revised Table 6-19, Water System Revenue & Expenditures, previously distributed to the Council.

The Council and Planning Commission discussed ramifications of same.

Mayor Pro tem Boothman summarized water options discussed with the school at the 3/13/96 Joint Planning Group meeting. It was noted that provision of Town water to the proposed airport school site without annexation of same would require an exception to the water moratorium ordinance.

Ms. Western-Butler mentioned the possibility of service agreements to provide for urban needs outside of the Town. It was stressed that it is not the Town's responsibility to provide for all facility requirements or accommodate the needs of other jurisdictions. The airport school site does not have to be in the Town's UGA.

Administrator Fitch spoke of the anticipated water deficit and the associated need for development controls on in-town properties. The alternative is to capitalize to acquire and develop additional water sources. He noted previous Council movement toward

consensus on reducing the size of the previously proposed UGA. Density in Town is going up and there is increasing conversion to more water intensive uses.

Councilmember Robinson spoke of problems with using the "dead" water reservoir storage, the limited bonding capacity left to the Town, and the need to not expand water service area liability.

The Council, Planning Commission, and staff discussed existing out-of-town water service commitments and the perception of a possible commitment to eventually serve the UGA with Town water. It was pointed out that "we can't meet the (water) needs of what we already have".

Ms. Western-Butler spoke of options to meet growth demands, state growth perspectives, potential alternative funding sources, and growth and service demand.

The very low Town and County portions of property taxes was noted. The inequity of taxing Town property owners to benefit areas outside of the Town was reiterated.

Ms. Western-Butler explained the necessity of revising Town regulatory mechanisms (zoning, density, etc.) to reflect the realities of service provision limits.

Administrator Fitch reiterated the capacity deficit of the water system to serve the build-out of existing Town area.

Councilmember Robinson advised that the rate payers of Friday Harbor need to be asked if they want to support additional area.

The logic of utilizing a 20% "market factor" was reiterated.

Ms. Western-Butler stressed the need to state reasons for employing a factor of less than 50%.

Discussion continued as to changing growth rates, limited natural and capital resources, high Town utility rates, levels of service and quality of life, sizing of facilities to meet peak demands, low income levels in Friday Harbor, and the lack of another UGA on San Juan Island.

Councilmember Robinson stressed the necessity to not size the UGA larger than the current Town boundaries unless and until the water situation is resolved.

Administrator Fitch reiterated the Town's obligation to serve all properties within the existing Town boundaries and not mislead the populace by adopting a large UGA that the Town doesn't have the capacity or potential to serve.

Ms. Western-Butler commented as to the intent and expectations of a UGA, the need for a coherent strategy for the Town's UGA recommendation to the County, siting essential capital facilities, San Juan County's position that the county doesn't need an additional UGA, market factor philosophy, and the relationship of area to infrastructure demands.

Commissioner Schmidt remarked that there was no apparent reason for the Town to consider taking in more area.

Commissioner Alvarado pointed out that "its the (limited) water."

Chairman McClintock felt that restricting the Town area doesn't address the problem.

Councilmember Lackey expressed his views on San Juan County's responsibilities to help with provision of urban services and the need for additional water storage.

Administrator Fitch pointed out the major differences between storing treated water and impounding raw water.

Discussion continued on reducing the proposed UGA and the procedures to follow.

Ms. Western-Butler reminded the Council of the need for a public hearing on the issue before the Council takes action on the Plan.

The Planning Commission will take the Council input and revised financial information under advisement and forward their recommendation.

Councilmember Sheiman spoke of capacity concerns and the Council's desire to hear the Planning Commission's perspectives.

Commissioner Hemphill noted that the current area recommended by the Planning Commission already has some Town water service. He also mentioned the potential for additional property tax revenue to the Town and the effect of size on property values.

Commissioner Schmidt commented that the recently received information changes the decision making parameters.

Discussion continued on the ramifications of the new and revised information, the opportunity to revise the UGA in the future, property value affiliated with inclusion in a UGA, and the "havoc" associated with down 2Dzoning.

Commissioner Roberts expressed the desire to spread utility system costs over a larger user base and noted the low income levels in Town.

At 8:30 PM, Commissioner Hemphill moved and Commissioner Roberts seconded to submit the 3/4/96 Planning Commission UGA recommendation to the Council with the suggestion that the Council closely review densities. The proposal map was identified as Exhibit A.

Following discussion by the Planning Commission, Council, and staff the meeting took a short recess at 9:03 PM.

The meeting reconvened at 9:11 PM.

Ms. Western-Butler recommended that the Planning Commission recommendation be forwarded to the Council following a Planning Commission meeting, not during a joint work session.

Commissioner Hemphill withdrew his motion and Commissioner Roberts withdrew her second.

Ms. Western-Butler wished to convey that the intent of her comments was to ensure planning for the provision of enough land to accommodate the densities in the Draft Plan.

Mayor Pro tem Boothman noted that the Council have reduced their comments on the Draft Plan to writing for Planning Commission consideration.

Councilmember Wilson will submit his written comments tomorrow.

At 9:17 PM, Chairman McClintock asked if there was any additional public comment.

Sharon Richards, School Board, asked for a summary of the status of the school's request for Town water service.

Mayor Pro tem Boothman responded that a service agreement may be possible but that the time frame and the financial realities of same may be infeasible for the school.

Terry Coulter, School District, spoke in support of the school's water request and conveyed his opinions on the availability and storage of water. Mr. Coulter felt that the school would be a "windfall source of revenue" to the Town. He also suggested other perceived benefits to the Town.

Administrator Fitch explained Town water resources and the sustainable yield of the Town system.

Councilmember Robinson commented on additional costs to the Town regarding annexed areas.

At 9:30 PM, Councilmember Sheiman moved and Councilmember Lackey seconded to adjourn. The motion passed unanimously.

At 9:30 PM, Commissioner Schmidt moved and Commissioner Hemphill seconded to adjourn. The motion passed unanimously.

Gary G. Boothman, Mayor Pro tem
Steven Dubail, Town Clerk

Town Council - March 21, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Treasurer Picinich

Town Clerk Dubail informed the meeting that Councilmember Wilson had notified his office that he would be detained due to a work commitment.

At Mayor LaPorte's request, Councilmember Boothman led the meeting in the Pledge of Allegiance.

Mr. Albert Nash, Jr. introduced Nash family representatives. Martha Nash Gubelman summarized the family's history in Friday Harbor. The Nashes were present to request that a new Town street be named after the Nash family.

At 12:05 PM, Councilmember Wilson joined the meeting.

Mr. Nash and Mrs. Gubelman recounted extensive involvement by the Nash family in local government and community affairs.

Mayor LaPorte thanked the Nash's for their presentation and mentioned the need that the request be reviewed.

The Council indicated tentative approval of the request.

At 12:10 PM, Mayor LaPorte presented Resolution #1039, a resolution adopting the 1996 Solid Waste Management Plan.

San Juan County Solid Waste Department representatives Ed Stuhr and Paul Ferguson responded to various Council inquiries regarding the plan.

Following discussion, Councilmember Lackey moved and Councilmember Boothman seconded to adopt Resolution #1039. The motion passed unanimously.

At 12:14 PM, the Council heard a presentation by Nancy Larsen regarding the recently completed February 1996 Town of Friday Harbor Income Survey. Survey results show 64.4% of the households interviewed and 63.4% of the persons in the target area have low incomes.

Councilmember Wilson expressed interest in reviewing the survey area designation map.

Ms. Larsen noted the excellent survey response rate and the good will generated.

Mayor LaPorte and the Council thanked Ms. Larsen and Town Clerk Dubail for their efforts.

Councilmember Lackey moved and Councilmember Sheiman seconded to approve payment of claims warrants #11404 through 11444 in the amount of \$26,015.96. The motion passed unanimously.

At 12:20 PM, Councilmember Boothman moved and Councilmember Lackey seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - March 21, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Treasurer Picinich

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Wilson seconded to approve the minutes of the March 7, 12:00 PM, March 7, 7:30 PM, and March 14, 1996 7:00 PM meetings. The motion passed unanimously.

There were no non-agenda items forthcoming.

The Council received a hand-out and heard a presentation by Tim Pope, The Water Store, regarding the need for water conservation in Friday Harbor. Mr. Pope suggested the Town enact requirements for water conservation for new construction and establish a retrofitting program. He felt that the proposed new high school facility could be built to use # of the water currently projected. Mr. Pope suggested that the time was appropriate for the Town to be pro-active.

Councilmember Boothman mentioned the Town's high water rates and the difficulty of raising rates to add new programs.

The Council and Mr. Pope discussed various water conservation possibilities including; state funding sources, increasing water block rates, low water use alternatives, water planning, forming a water advisory committee, revenue sharing from San Juan County, and raising utility rates for public entities.

Councilmember Robinson suggested that Mr. Pope provide the Town with an analysis of various conservation alternatives vs. resource enhancement.

Mayor LaPorte, the Council, and Mr. Pope discussed various aspects of the water situation, past conservation efforts, regulatory alternatives, dual plumbing systems, roof

catchment systems, the economics of a local retrofit program, educational programs, and reusing wastewater treatment plant outfall water.

Mayor LaPorte thanked Mr. Pope for his presentation.

At 8:21 PM, the Council took up discussion of the 1995 Draft Water Comprehensive Plan Update.

Councilmember Boothman spoke to sustainable water yield and increasing capacity through conservation.

Councilmember Robinson expressed concern as to how to determine when the system will be at capacity and the need to plan, and legislate, for same.

The Council discussed current planning efforts, sustainable yield, the build-out potential of the Town, utilizing trained Town water auditors, the need for a fixture survey to project conservation, acquiring additional impoundment such as Beaverton Valley, changing the Town's "pyramid" zoning, setting limits, reviewing certain types of development depending on the anticipated impact on Town utilities, the economics of cisterns, and enacting some sort of impact tax on seasonal visitors.

At 8:51 PM, the Council took a short recess.

The meeting reconvened at 9:00 PM.

Mayor LaPorte introduced draft resolution #1041, authorizing actions necessary to execute a Master Tax-Exempt Lease Purchase Agreement and Equipment Schedule No. 01 with KeyCorp Leasing Ltd., for a sludge belt press.

Treasurer Picinich explained the particulars of same.

Councilmember Lackey moved and Councilmember Sheiman seconded to adopt Resolution #1041. The motion passed unanimously.

Councilmember Robinson suggested setting up a community meeting to discuss the vision for the future regarding water - continuing growth or setting limits.

Mayor LaPorte remarked that he is considering setting up a citizens advisory committee to review Town problems. He hopes for around 10 members.

Councilmember Robinson suggested that a list of options needs to be developed for the community to consider. What are the resource and growth limits?

Councilmember Wilson pointed out the current comprehensive plan development process underway and that the above may be a function of the Planning Commission.

Councilmember Boothman reiterated that the planning bodies must be familiar with the Town's economic realities and consider the financial implications of their efforts.

Mayor LaPorte mentioned that he felt a citizens advisory committee could operate with less constraints than the Planning Commission.

Mayor LaPorte and the Council discussed various aspects of the proposed committee and the need to provide adequate and timely information to the Planning Commission.

Councilmember Robinson reiterated that he was looking for a philosophical answer to the growth question.

Councilmember Sheiman suggested that the Town may want to consider holding an open house with clear information for the public to help derive an indication of the desired direction.

Councilmember Boothman suggested that the concerns raised by the Council can be addressed in the Comprehensive Plan review process.

Discussion followed on revising allowable densities and the upcoming Comprehensive Plan public hearings.

At 9:18 PM, Councilmember Sheiman moved and Councilmember Lackey seconded to adjourn.

At 9:20 PM, following discussion, the motion passed with Councilmember Boothman opposed, all other in favor.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - April 4, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Councilmember Boothman moved and Councilmember Lackey seconded to approve the minutes of the March 21, 1996 12:00 and 7:30 PM meetings as amended. The motion passed unanimously.

Fire Chief Rosenfeld reported that his department had received 5 fire calls in March, including 1 house fire in District 3. Chief Rosenfeld reported on recruit training activities. He noted that the Firefighters Association is offering a \$100 reward for

information leading to prosecution of arson. The annual Easter Egg Hunt will be at Jackson's Beach this Sunday. The Victoria Fire Department is interested in bringing a horse drawn steam fire engine to the Fourth of July parade. Donations for expenses are being solicited.

Chief Rosenfeld responded to various inquiries from Mayor LaPorte and the Council.

Mayor LaPorte thanked Chief Rosenfeld for his report.

Maintenance Supervisor Reitan reported that Trout Lake reservoir is still full. The water treatment is working better. The floors of three bays in the new building at the wastewater treatment plant have been poured with concrete. The new sludge press is not in operation yet but will be online by the end of April. A leaking joint on the submarine sewer main has been repaired. Resurfacing of a portion of Web Street is underway. The A/C surface will be in place by the end of next week. Street striping is scheduled for the end of the month. Bob Erickson is currently hauling sludge once a week. He now has a cellular phone for when the truck breaks down. The carp for weed control will be introduced into Margo Lake on 4/23/96.

Maintenance Supervisor Reitan responded to various inquiries from Mayor LaPorte and the Council.

Councilmember Wilson observed that large trucks have problems negotiating the corner at Web Street and Argyle Avenue.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

Building Official Hodges summarized his previously distributed report of monthly Building Department activity. His department received 6 new building permit applications in March. Mr. Hodges gave a status report on the gray water utilization pilot project being installed in the Bennett building on Front Street. Mr. Hodges introduced Dave McCurdy, new Deputy Building Inspector.

Mr. Hodges responded to various inquiries from Mayor LaPorte and the Council.

Mayor LaPorte thanked Mr. Hodges for his report.

Permit Coordinator Warren Jones distributed and summarized his report of monthly Planning Department activity. He noted receipt of a new application from the Port of Friday Harbor regarding uses at Spring Street Landing. Mr. Jones reported on recent Planning Commission meetings, the Shoreline Hearings Board hearing, and recent land use applications. He noted that the Mullis/Argyle annexation has been completed. Mr. Jones informed the Council that InterWest Savings Bank is asking to add a time and temperature display to their sign.

The Council and Mr. Jones discussed provisions and enforcement of the Sign Ordinance.

Mayor LaPorte thanked Mr. Jones for his presentation.

At 12:51 PM, the Council received a slide show presentation by Mr. Tom Skillings, Skillings/Connolly Consulting Engineers, regarding a water re-use project for the City of Yelm.

The Council and staff discussed various aspects of his presentation with Mr. Skillings.

Mayor LaPorte thanked Mr. Skillings for his presentation.

Administrator Fitch distributed copies and explained the particulars of draft ordinance #1001, an ordinance accepting the Final of Wilbur's Short Plat and authorizing the Mayor to sign the final plat drawings.

Council and staff discussed the draft ordinance.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Ordinance #1001. The motion passed unanimously.

Councilmember Boothman moved and Councilmember Lackey seconded to approve payment of claims warrants #11451 through 11513 in the amount of \$77,285.98 and payroll warrants #4685 through 4748 in the amount of \$96,747.50. The motion passed unanimously.

At 1:32 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - April 4, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, & Wilson
Others present: Town Administrator Fitch & Attorney Eaton

Town Clerk Dubail informed the Council that Councilmember Sheiman had notified his office that she would be unable to attend the evening meeting due to travel arrangements.

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

As a non-agenda item, Tim Pope, The Water Store, commented on his estimate, previously distributed to the Council, of the cost and benefits of a low-flush toilet retrofit program.

Mayor LaPorte thanked Mr. Pope for his comments.

At 7:35 PM, Mayor LaPorte opened the Public Hearing for the appeal of Boundary Line Adjustment #21.

John Vejvoda, 35 Scenic Place N, appellant, objected to Mayor LaPorte's participation for appearance of fairness reasons.

At 7:38 PM, Mayor LaPorte stepped down and left the room.

Councilmember Boothman moved and Councilmember Lackey seconded to appoint Councilmember Wilson Mayor Pro tem. The motion passed unanimously.

Hearing no further objections, Mayor Pro tem Wilson instructed the meeting in the procedure to be followed.

Attorney Eaton explained the appeal process and responded to various inquiries from the Council.

Administrator Fitch summarized his staff report dated 3/4/96 and recommended that the decision be affirmed.

Mr. Vejvoda distributed pictures of the subject area (exhibit A, 1-8), commented on various street widths in the area, and used the blackboard to illustrate his concerns regarding access in the area.

At 7:55 PM, Mr. John Linde, attorney for Jim Rogers, owner of the subject properties, explained the rationale for the boundary line adjustment, pointed out the provisions of Access Requirements in Title 17, FHMC, and stated that improvements will be made as required at the time of any development. He asked that the appeal be denied.

At 7:59 PM, Mayor Pro tem Wilson opened the hearing for public comment.

There were no comments forthcoming from the audience.

Administrator Fitch referred to the Record of Survey (exhibit D), showing the ROW width of the unnamed alley adjacent to the property to be 20 feet and the ROW width of Scenic Place to be 40 feet.

Mr. Vejvoda clarified that he was referring to usable rather than dedicated widths.

Administrator Fitch responded to Mr. Vejvoda's inquiry as to what extent new development would be required to improve the ROW.

At Councilmember Boothman's inquiry, Administrator Fitch noted that the minimum allowable driveway width is 8 feet or larger depending on the development. The FHMC does not define "direct access".

Councilmember Robinson inquired about possible encroachment on the alley and access of the subject property to Scenic Place.

Council and staff discussed interpretation of FHMC 17.24.070.

At Councilmember Robinson's inquiry, Administrator Fitch explained what ROW improvements would currently be required if a development permit is applied for.

At 8:17 PM, Mr. Linde noted that the above mentioned Record of Survey shows the width of the unnamed alley to be 25.55 feet. He stated that the applicant is well aware of, and intends to comply with, the access and ROW improvement requirements.

Mr. Vejvoda indicated that he felt the subject property did not have proper access to Scenic Place.

At 8:20 PM, hearing no further comment, Mayor Pro tem Wilson closed the public input portion of the hearing, noting that the Council reserves the right to reopen the hearing for public input at a later time or date, and opened the hearing for Council deliberation.

Councilmember Boothman expressed concern for the integrity of residential neighborhoods and expressed support for the staff decision.

Councilmember Lackey inquired about access alternatives.

Councilmember Robinson pointed out that the problem was created by the development on the original lots. He expressed concern over the actual access width and suggested that, if possible, affirmation of the boundary line adjustment be conditioned to restrict use to SFR.

Councilmember Lackey commented on access widths. He noted the existing apartments on the original lots have 2 parking spaces per unit. He stated support for the staff decision.

Councilmember Boothman noted that, following Councilmember Robinson's comments, he wished to reconsider his position.

At 8:32 PM, Councilmember Robinson moved and Councilmember Boothman seconded to approve the appeal of Boundary Line Adjustment #21. The motion passed with Councilmembers Robinson and Boothman in the affirmative, Councilmember Lackey opposed, and Mayor Pro tem Wilson abstaining.

The meeting was notified that Mayor LaPorte was not feeling well and had gone home.

Mayor Pro tem Wilson introduced draft resolution #1040, a resolution authorizing the Mayor to execute a contract with Skagit County Medical Bureau for medical insurance for 1996.

Administrator Fitch explained the particulars of and alternatives to same.

Councilmember Lackey moved and Councilmember Boothman seconded to adopt Resolution #1040.

Following discussion, the motion passed unanimously.

At 8:39 PM, the Council took up discussion of the Draft Comprehensive Plan.

Administrator Fitch briefed the Council on the plan review process and recent efforts by the Planning Commission. He suggested that the Council consider breaking the process up into manageable pieces. Administrator Fitch reminded the Council that the deadline is here for Council comments, in written form, on the draft plan.

The Council and staff discussed concerns, the process, interpreting the philosophy of the document in relation to development regulations, growth philosophy, water availability and affordability, density, economic realities, and Councilmember's personal visions about the community's future.

The Council felt the "vision" should be reflected throughout the plan.

The Council discussed holding a separate public hearing on UGA proposals.

Darcie Nielsen, San Juan County Senior GMA Planner, noted that the GMA requires the Planning Commission to hold a public hearing on the UGA and present a recommendation regarding same to the Council. Public hearings on sections of the plan are appropriate.

As a follow-up to the stated general understanding that land in a UGA would not be annexed in the immediate future; Laura Arnold, San Juan County Planning Director, stressed that development regulations in a UGA must be accomplished by formal agreements between the Town of Friday Harbor and San Juan County.

Ms. Nielsen mentioned a new state law, SSB 6422, which requires additional planning for general aviation facilities.

Sharon Richards, San Juan Island School Board Chairperson, commented on the new law and the proposed airport school site.

Administrator Fitch distributed a 4/4/96 letter from Port Commissioner Greg Hertel regarding annexing the airport.

At Councilmember Robinson's inquiry as to conflicting information regarding the availability of a 10 acre parcel owned by the Carter family, Ms. Richards stated that the School Board had found out this date that the Carter family is not willing to sell the parcel. The school is looking at a reduced site solely on Port property of 27 rather than 37 acres.

Commissioner Hertel stated that per his 4/4/96 letter, the Port is stating that they would ensure there would be no net increase in water use if the Port property, excluding the proposed school site, were annexed into the Town. The Port would accomplish this through retrofitting and other conservation measures as noted in his letter.

Ms. Richards stated that the School District would retrofit existing facilities and employ other water conservation measures.

The Council, staff, Ms. Richards, and Commissioner Hertel discussed various aspects of the issue.

Councilmember Boothman reminded the meeting of the intent and requirements of a UGA.

Mayor Pro tem Wilson thanked the School and Port representatives for attending the meeting.

At 9:25 PM, Administrator Fitch informed the Council that the Annual Report is available for their review.

He reported that San Juan Island Park & Recreation Board would like to set a date for dedication of the renovated Sunken Park. At Pam Fitch's suggestion, the Council proposed April 21, 1996 (Earthday eve) at 2:00 PM.

Administrator Fitch distributed to Council the Executive Summary of the Draft Stormwater Management Plan. He requested that the Council move forward with consideration of adoption of the plan. The Town needs to initiate Project #1 of the plan.

The Council and staff discussed adoption process options. Enacting enabling regulations will follow adoption of the plan.

Discussion followed on funding alternatives.

At 9:35 PM, Councilmember Boothman moved and Councilmember Lackey seconded to continue the meeting past 9:30 PM. The motion passed unanimously.

Discussion followed on various capital improvement projects.

The Council approved the name "Nash Street" following a request by the Nash family at a previous meeting that a new Town street be named after their family.

The public was informed that the meeting would be continued to 4/10/96 at 1:30 PM for a joint meeting with the Board of County Commissioners.

At 9:39 PM, Councilmember Lackey moved and Councilmember Boothman seconded to go into executive session in regard to pending litigation. The motion passed unanimously.

At 9:59 PM, Councilmember Robinson moved and Councilmember Lackey seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

At 10:00 PM, Councilmember Robinson moved and Councilmember Boothman seconded to adjourn and continue the meeting to 4/10/96 at 1:30 PM for a joint meeting with the Board of County Commissioners. The motion passed unanimously.

Eugene D. Wilson, Mayor Pro tem
Steven Dubail, Town Clerk

Town Council - April 10, 1996 @ 1:30 PM

The Town Council met in continued regular session for a joint meeting with the San Juan County Board of Commissioners (BOCC), Commission Chairperson Miller presiding.

Town Clerk Dubail informed the meeting that Mayor LaPorte would not be attending the meeting due to travel arrangements.

Councilmember Wilson moved and Councilmember Lackey seconded to appoint Councilmember Boothman Mayor Pro tem. The motion passed unanimously.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch

County Commissioners present: John Evans, Rhea Miller, & Tom Starr

Other San Juan County staff present: Planning Department Director Laura Arnold and Jamie Marsden, Deputy Clerk of the Board.

Commissioner Miller led the meeting in the Pledge of Allegiance.

The Council, Commissioners, and Administrator Fitch took up discussion of solid waste and biosolids (sludge) issues including; possible joint use of a sludge land application truck, planning for a silvaculture land application pilot project, application of lime-stabilized septage and sewage, sludge transportation, financial considerations, restrictions on and reduction of septage received at the Town wastewater treatment facility, septage receiving infrastructure concerns, the potential beneficial use aspects of forest land sludge application, and sludge dewatering/watering.

Commissioner Starr noted that San Juan County will be lime treating and spreading sludge produced on Orcas Island on the Orcas solid waste landfill cap.

The Council, Commissioners, and Administrator Fitch briefly discussed alternative sludge disposal technologies and local jurisdiction perspectives.

Jim Sackett, local developer, mentioned that Hydroxyl Systems (a Canadian alternative technology corporation) was interested in financing and operating a pilot sludge processing system on San Juan Island.

The Council, Commissioners, and audience members discussed various aspects of sludge utilization.

At 2:03 PM, the Council and Commissioners took up discussion regarding siting major capital facilities.

Councilmember Boothman noted a meeting planned for 10:20 AM on 4/11/96 with Ms. Teresa Smith, WDOT, Aviation Division, at the airport concerning the new state regulations regarding siting school facilities adjacent to airports.

Councilmember Wilson remarked that the Town "will go slow on annexation until we can handle what we've got."

The Council and Commissioners discussed the Draft Town of Friday Harbor Comprehensive Plan adoption timetable.

Councilmember Robinson expressed the hope that the public hearings in regard to the above will help the Town arrive at size guidelines. He noted pressure on the Town to expand from San Juan County, the Port, and the School District. He suggested that perhaps the County should have an area for the uses desired by the various island junior taxing districts.

Councilmember Lackey commented on utility provision to schools and the possibility of inter-local service agreements.

Commissioner Miller inquired as to what Councilmember Robinson wanted San Juan County to provide in a "UGA".

Councilmember Boothman reminded the group that the real issue is water availability. The Port, County, and the school need water to develop. All could develop outside the Town if they have sufficient water. The supply is finite, "you can't drink dollar bills."

Commissioner Starr suggested that perhaps an area outside of Town for siting major institutional facilities, not a UGA, would be appropriate.

Councilmember Robinson pointed out that schools are an island-wide obligation.

Discussion followed at to the likelihood of the County providing water and sewer service.

Mark Kendziorek, high school design committee member, felt that a new school facility would have significantly lower water use.

Councilmember Robinson reiterated that the issue is bigger than just providing water service to a new school facility.

Commissioner Miller stated that the County "will come to the table" with the Town to solve the problem.

Councilmember Robinson pointed out that providing water service to the school and annexing the proposed area are very different issues with different implications.

Audience member Scott Baker suggested that the Town and the County not use labels.

Commissioner Evans remarked that all in the room have the responsibility to find the most equitable package to site a new school.

Discussion followed as to concerns with the proposed airport site, the availability of alternate sites, the Town and County sharing maintenance facilities, and the need to move forward with the GMA process.

Administrator Fitch explained provisions of the 3/4/96 preliminary UGA recommendation from the Town Planning Commission and the subsequent changes. At Councilmember Lackey's inquiry, Administrator Fitch noted that the Carter family has indicated they do not wish to sell the property that was to be part of the proposed school site. He noted that the Planning Commission is meeting 4/11/96 and will likely reconsider the preliminary UGA recommendation.

Administrator Fitch and the Commissioners discussed the unlikelihood of LID's in a UGA, downzoning in a UGA, and pre-annexation agreements.

At 2:44 PM, Councilmember Lackey left the meeting due to a work commitment.

The Council, Commissioners, and Administrator Fitch discussed provision of services to undeveloped properties in Town, that the Town currently has enough area available to accommodate the projected 20 year population, San Juan County land designations adjacent to the Town, designation of a concurrent planning area around the Town, and channeling industrial development.

San Juan County Planning Director Laura Arnold stated that County Planning intends to work with the Town to develop compatible land use designations once a Town UGA is determined. The new County Comprehensive Plan will address the issue.

At Commissioner Miller's inquiry, Councilmember Boothman noted that the location of the ferry terminal and ferry traffic impacts on the Town are a growing concern.

Commissioner Starr asked the Town to provide a list of items "with a bill" that San Juan County may be able to assist with.

Councilmember Sheiman suggested that the Town develop a list of ferry related impacts to discuss with the County.

Councilmember Robinson hypothesized an island-wide road district to assist the Town with street maintenance.

Commissioner Miller commented that the Town and County need to work together.

Discussion followed on various ways for the Town and County to work together.

Councilmember Wilson pointed out that Town residents pay twice for police protection while everybody on the island uses the Town.

Discussion followed on the need for cooperation.

Items for the next joint meeting agenda will be: GMA, the intermodal transportation study, and law enforcement services.

Administrator Fitch asked Commissioner Miller to look into the status of efforts by the Prosecuting Attorney's office on Harbor Jurisdiction Boundaries.

At 3:11 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Gary G. Boothman, Mayor Pro tem
Steven Dubail, Town Clerk

Town Council - April 18, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

Councilmember Robinson mentioned the possibility of San Juan Community Theater supporters and staff volunteering to plant and perhaps maintain the street hanging flower baskets.

The Council and staff briefly discussed the subject.

At Councilmember Wilson's suggestion, the Council requested that Administrator Fitch prepare a list of items to submit to San Juan County for possible assistance. Councilmembers will convey additional items to Administrator Fitch.

At 12:05 PM, Ms. Helen Venada, San Juan County Public Works Solid Waste Department, gave a presentation regarding siting a hazardous waste storage area at the Town Solid Waste Facility property. Ms. Venada spoke of the increasing need for this type of facility.

The Council discussed various aspects of the siting request with Ms. Venada. The facility would be directly managed by San Juan County Public Works staff. The facility would not be open to the general public, although deposits could be prearranged.

Councilmember Boothman noted changes in state regulations regarding Small Quantity Generators.

Councilmember Boothman and Ms. Venada discussed the need, and future provisions necessary, for receipt of hazardous waste.

Ed Stuhr, San Juan County Public Works Waste Department Manager, pointed out that the "vast majority" of hazardous waste products received are household use type chemicals.

Discussion followed on the Draft Plan of Operation, staffing needs, procedures, alternate sites, security, and prohibited wastes.

At Administrator Fitch's inquiry, Mr. Stuhr stated that the entire operation would be within the leased or easement area.

Peter Risser, firefighter, spoke in favor of the project. He mentioned possible fire department utilization of certain contaminated petroleum products.

Lynn Meyer, Island Petroleum Service, spoke of the large volume of requests her company receives as to how and where to dispose of hazardous materials, in particular, contaminated fuels. She spoke in favor of the project.

Councilmember Boothman reiterated the need for appropriate site security.

The Council and Ms. Venda discussed current and future needs and potential expansion. Ms. Venada stated that the current transfer facility accepts, by appointment, any quantity of gas or diesel fuel and other petrochemicals.

Mayor LaPorte, the Council, staff, and San Juan County staff discussed liability issues. Administrator Fitch read the indemnity provision of the existing contract with San Juan County.

Councilmember Boothman reiterated his reservations about aspects of the County request.

Councilmembers Robinson and Sheiman expressed support for the County proposal.

At 12:43 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to authorize processing of a building permit for the proposed facility.

Following discussion, the motion failed with Councilmembers Boothman, Lackey, and Wilson opposed, Councilmembers Robinson and Sheiman in the affirmative.

Councilmember Wilson asked that the Town be provided with a complete copy of the Draft Operations Plan.

Ms. Venada stressed the advisability of more frequent disposal rather than a larger storage facility.

Mayor LaPorte thanked Ms. Venada and Mr. Stuhr for their presentation.

Mayor LaPorte introduced draft resolution #1042, a resolution authorizing the Mayor to offer for public sale such used vehicles deemed surplus.

Councilmember Lackey moved and Councilmember Wilson seconded to adopt Resolution #1042.

Following discussion, the motion passed unanimously.

Councilmember Lackey moved and Councilmember Robinson seconded to approve payment of claims warrants #11515 through 11570 in the amount of \$77,482.75. The motion passed unanimously.

At 12:47 PM, Councilmember Lackey moved and Councilmember Wilson seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - April 18, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

As a non-agenda item, Mrs. Pam Fitch thanked the Mayor and Council for starting meetings with the flag salute.

Mayor LaPorte noted that same was her idea.

At 7:35 PM, following review, Councilmember Boothman moved and Councilmember Sheiman seconded to adopt the Findings & Conclusions of Law regarding the Conditional Use and Variance Permit application by U.S. West for construction of a cellular communications tower. The motion passed unanimously.

The Council took up discussion of the 1995 Draft Water Comprehensive Plan.

Administrator Fitch reminded the Council that acquisition of new water sources was not anticipated in the plan. He stressed the importance of the Council's decisions in this regard and inquired if the Council was still so disposed. The sustainable yield without raising the dam or building a new dam is 168 million gallons per year (193 million with the dead storage). The projection with a new or raised dam is a sustainable yield of approximately 230 million gallons per year including the dead storage.

Mayor LaPorte, the Council, and staff discussed existing and additional impoundment, sustainable yield, water rights, the lack of a second transmission line, cost estimates for various capital projects, acquiring additional impoundment as opposed to raising or relocating the dam, the need for a feasibility study, and the advisability of a capital reserve program for projected major capital facilities needed in 5 to 7 years.

Councilmember Lackey suggested that a consortium of other government entities such as San Juan County and the Port acquire additional impoundment for the Town water system.

Mayor LaPorte and the Council expressed various perspectives on the suggestion.

Discussion continued on funding sources, growth projections, zoning, current and permitted phased development, implementing non-pyramid zoning, conditional use permits for high water use developments, the need for conservation regulations, the "explosive" development of MFR housing in Town, the GMA and Comprehensive Plan process and time table, and the need for language in the Comprehensive Plan recognizing the Town limited and expensive water supply.

At 8:25 PM, Attorney Eaton joined the meeting.

The Council and staff discussed options for interim regulations to manage development until the new Comprehensive Plan and associated development regulations are in place, the analysis necessary to identify same, what happens at the end of the 5 year Capital Improvement Schedule in the Draft Water Comprehensive Plan, interim regulations vs moratoriums, limiting the number of water connections issued per year, the need for equitable regulations, current water use levels, and the dilemma of either acquiring more water or downzoning.

At 8:55 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 9:03 PM.

Administrator Fitch stressed the need for "line by line" review of the Draft Water Comprehensive Plan by the Councilmembers.

At 9:05 PM, Administrator Fitch reported receipt of various correspondence and mentioned upcoming civic events.

Administrator Fitch reported on the status and tentative timeline for the sludge/biosolids forest land application pilot project on Roche Harbor property.

At 9:10 PM, Councilmember Lackey moved and Councilmember Wilson seconded to go into executive session regarding pending litigation. The motion passed unanimously.

At 9:18 PM, Councilmember Lackey moved and Councilmember Sheiman seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

Administrator Fitch asked the Councilmembers to consider "marking up" a zoning map to help convey their wishes on interim and Comprehensive Plan development regulations.

The Council and staff discussed the concept of "demonstrated need" and the siting of "affordable" housing, including the zoning that allows it.

At 9:28 PM, Councilmember Robinson moved and Councilmember Lackey seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - May 2, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich

Mayor LaPorte led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Robinson seconded to approve the minutes of the April 18, 1996 12:00 PM and 7:30 PM Council meetings as submitted. The motion passed unanimously.

Fire Chief Rosenfeld reported that his department responded to 10 calls in April, the department currently has 18 active fire fighters, and that 2 fire fighters had left the department to pursue professional fire fighting careers. Chief Rosenfeld summarized recruitment and training activity including a training exercise at the Port docks with the Lucy T.

Mayor LaPorte thanked Chief Rosenfeld for his report.

Maintenance Supervisor Reitan reported that water production had increased in April. The crew is still having operational problems with the new water treatment plant. He is in the process of obtaining technical assistance from the State. A new access ladder is needed for the 500,000 gallon water tank on Marguerite Street. A systematic water main flushing program is underway. The water distribution system is functioning well. The new sludge de-watering press is online and has approximately 5 times the capacity of the leased press. Spring cleaning and painting is underway at the wastewater treatment plant. The Town is receiving sealed bids for the upcoming surplus equipment sale. The new roadside mower apparatus for the surplus tractor acquired from the County is expected next week. Street repair and painting is underway as weather permits. The Street Department needs an additional appropriation for supplies. The parks and Town flower beds are being cleaned up. Student volunteers from the Spring Street School will be helping clean up the parks and Town flower beds from 8:30 to 11:00 AM this Friday. The Water Department has flushed the main transmission line. The thermal inversion at the reservoir is residing.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

Building Official Hodges summarized his previously distributed Building Department activity report. He informed the Council that fire safety inspections are scheduled to commence next week.

Mr. Hodges responded to inquiries from the Council and commented on applications currently being processed, including additional "low income" MFR projects.

Councilmember Sheiman inquired as to how many of the residents of the new low income projects had moved from older projects.

Mr. Hodges indicated that he would contact the building manager and attempt to obtain the information.

Mayor LaPorte thanked Mr. Hodges for his report.

Permit Coordinator Jones distributed and summarized the Planning Department activity report. He noted that, by poll, the Council had authorized approval of a time and temperature sign at InterWest Savings Bank. Mr. Jones reiterated the difficulty of obtaining public records from the San Juan County Assessor's office.

Mayor LaPorte and the Council discussed various report items with Mr. Jones. Mr. Jones will draft a letter regarding the withdrawal by the Hillview Terrace Owners Association of their annexation request.

Mayor LaPorte thanked Mr. Jones for his report.

At 12:44 PM, Councilmembers Robinson and Wilson reported that Fire District #3 is interested in holding discussions with the Town regarding merging the respective fire departments. As an associated item, the Council discussed options for compensation for the fire chief position.

Councilmember Wilson suggested consideration of implementing a fire levy.

Mayor LaPorte, the Council, and staff discussed various aspects of a Town fire levy as a step toward a possible merge of the Town and District fire departments. The need for interim funding of the Town fire chief position was discussed.

Treasurer Picinich noted that the Town could raise the current property tax level to provide for additional fire protection funding. The Council and staff discussed various funding, merging, and operational scenarios.

Councilmember Wilson reiterated the desire to proceed cautiously with any plans to merge the departments.

Discussion followed as to asset compensation, public support, Town representation on the fire district commission, running a fire levy and having an advisory vote on merging the departments, the lack of compensation from Fire District #3 for Town first response fire protection of the Pear Point/Turn Point area and Hillview Terrace, sharing resources, ensuring adequate fire protection for the Town, and the fire protection needs of the Town as the only urban area in the county.

Mayor LaPorte and the staff will research and draft, if feasible, a ballot for Council consideration to raise the current property tax level and obtain an advisory vote on merging the departments.

Councilmember Lackey moved and Councilmember Boothman seconded to approve payment of claims warrants #11573 through 11635 in the amount of \$82,725.08 and payroll warrants #4751 through 4786 in the amount of \$93,218.27. The motion passed unanimously.

At 1:25 PM, Councilmember Lackey moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - May 2, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

There were no non-agenda items forthcoming.

Mayor LaPorte presented draft resolution #1043, a resolution authorizing the Mayor to execute an agreement between the Town of Friday Harbor and Financial Consulting Solutions Group, Inc. (FC\$G) to conduct a utility rate and right-to-connect study.

Administrator Fitch explained the particulars of same.

At 7:34 PM, Councilmember Wilson joined the meeting.

The Council and staff discussed at length various aspects of the proposal, including BOD strength testing protocols and separating water consumption from **sewer** charges.

The draft resolution was tabled to the next regularly scheduled meeting so staff can clarify certain items with FC\$G.

At 7:56 PM, Council took up review of the 1995 Draft Water Comprehensive Plan.

Administrator Fitch noted that, "in effect, the draft plan is a drought protection plan."

Discussion followed on the philosophy and premises in the draft plan; no additional water supply for out-of-town system expansion, the sustainable yield over a 3 year period, raising or relocating the dam, the planned dam feasibility study, and the proposed capital improvement schedule.

Council and staff discussed the procedures for addressing revisions and corrections in the draft plan identified by the Councilmembers.

The Council directed staff to issue an RFP for a dam feasibility study.

Discussion continued as to the plan review process. The Council will return their annotated copies to Administrator Fitch in a timely manner.

Councilmember Boothman pointed out the 2007 "no more water" threshold with the raised/new dam. He was concerned that the plan should identify and acknowledge the need for action prior to that threshold.

At 8:30 PM, the Council took a short recess.

The meeting reconvened at 8:40 PM.

Councilmember Robinson opened the topic of the need for some sort of interim regulation to prevent unanticipated high water impact development while finalizing the

Comprehensive Plan and associated development regulations. He suggested a limit on water meter sizes.

Councilmember Boothman spoke of the high water rates and the desire to extend the period for the Town to save for planned capital improvements, such as raising the dam.

The need for conservation alternatives, both voluntary and mandatory; including provisions for dual plumbing systems, gray water re-use, cisterns and catchment systems, low flush toilets, and financial incentive programs was discussed.

Councilmember Robinson and Councilmember Wilson expressed their viewpoint on the effect of limiting water meter sizes.

At Mayor LaPorte's inquiry, the Council indicated support for some sort of interim regulations.

Discussion followed on various regulatory scenarios including, Uniform Plumbing Code (UPC) requirements that the water supply to a structure "shall be based on total demand", or revision of current land use regulations.

Attorney Eaton advised the Council that any land use revision required public hearings.

Mayor LaPorte suggested that small water impact developments not be curtailed by meter size limits and that large use developments could be considered under a conditional use process.

Discussion continued as to the ramifications of limiting meter sizes and alternative water options.

At 9:14 PM, Councilmember Robinson moved that staff draft legislation to restrict the issuance of water meters to 1" or less unless the need for a larger meter is solely because of the distance of the development from the main per UPC requirements.

Councilmember Boothman seconded the motion.

It was agreed that the meeting would be continued to 5/9/96 at 12:00 PM to consider the proposed legislation.

Mayor LaPorte suggested consideration of a conditional use procedure.

Attorney Eaton pointed out that any interim regulatory ordinance could be amended.

The Council stressed that the proposed legislation is intended as an interim regulation.

At 9:21 PM, the motion passed unanimously.

Administrator Fitch reported receipt of a letter regarding producing a skateboard video.

Mayor LaPorte and the Council pondered same.

Administrator Fitch reported receipt of a letter from the State Auditor's office disapproving the request by the Town to use Hotel/Motel Tax funds to mitigate sewer impacts. New state legislation apparently precludes same.

Mayor LaPorte informed the Council that he is working with Representative Cheryl Hymes office to re-introduce legislation to allow the proposed mitigation. He also mentioned that Representative Dave Quall's office will be setting up a meeting in Friday Harbor with the Town's State Senator and Representatives to discuss solutions with local officials.

At 9:32 PM, Councilmember Boothman moved and Councilmember Sheiman seconded to continue the meeting to no later than 9:45 PM. The motion passed unanimously.

Attorney Eaton informed the Council that there was not a need for an executive session at this time.

At 9:35 PM, Councilmember Robinson moved and Councilmember Lackey seconded to adjourn and continue the meeting to 5/9/96 at 12:00 PM. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - May 9, 1996 @ 12:00 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton

Mayor LaPorte noted that the purpose of the continued meeting was to consider draft ordinance #1002, an ordinance limiting the size and number of new water meters.

Mayor LaPorte opened the meeting for public comment for 10 minutes.

Ms. Cathy Cavanaugh, accountant and real estate broker, spoke of possible positive and negative impacts of the proposed legislation on the business community.

Mayor LaPorte thanked her for her comments.

There was no other public input forthcoming.

Mayor LaPorte and the Council reviewed changes to the draft legislation submitted by Councilmember Boothman.

Councilmember Boothman explained the particulars of same.

Mayor LaPorte asked if there was any public comment. None forthcoming.

Discussion continued on the proposed changes.

Mayor LaPorte noted receipt of a letter from Mr. & Mrs. Saunders, 90 San Juan Drive, expressing opposition to the proposed ordinance. Said letter had been previously distributed to the Council.

Mayor LaPorte again asked if there was any public comment. None forthcoming.

At 12:08 PM, Councilmember Boothman moved and Councilmember Robinson seconded to adopt Ordinance #1002.

Councilmember Wilson expressed concern that he had not had time to become comfortable with the proposed legislation.

Councilmembers Boothman and Robinson spoke of the need for timely action on the issue.

Discussion followed as to the need, timing, alternatives, and method of the proposed legislation. The Council reiterated the desire to revisit the issue in approximately 6 months. It was again noted that future regulations may be more or less restrictive.

At Councilmember Sheiman's inquiry, Building Official Hodges estimated that under the proposed regulations, a new multi-family development would be limited to 8 to 10 units, a motel could be no more than 14 units. He spoke of fixture count calculations and the relationship of meter size to distance of the farthest fixture from the main.

Councilmember Boothman stressed that the intent is not to regulate land use but to regulate water use.

At 12:21 PM, Councilmembers Boothman and Robinson agreed to amend their original motion to include Councilmember Boothman's proposed changes as submitted in his memo to the Council.

Discussion followed as to the need for interim "protection" from a "severe" water impact development.

Councilmember Wilson felt that the Council needed to include specific criteria for consideration of permitting on-site water storage.

Councilmember Sheiman would like to receive input from a citizen committee on water conservation in the near future.

The Council and staff discussed alternatives for modifying on-site storage regulations.

At 12:31 PM, Councilmember Boothman moved and Councilmember Robinson seconded to extend the time to adjournment for 10 minutes. The motion passed unanimously.

Discussion continued on meter size and water impacts and the appropriateness of connection limitations by customer class. It was reiterated that the proposed ordinance is intended as an interim regulation.

At 12:41 PM, the motion to adopt Ordinance #1002, as amended, carried with Councilmember Wilson opposed, all others in the affirmative.

At 12:42 PM, Councilmember Sheiman moved and Councilmember Lackey seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - May 16, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Mayor LaPorte proclaimed May 25, 26, & 27, 1996 as Poppy Days in Friday Harbor.

Friday Harbor High School Teacher Larry Wight, accompanied by students Mike Gilbert, Wayne Foley, and Jonathan Trigero, gave a presentation regarding the High School computer education program, student skill levels, plans for a student run computer support business, and the community and student benefits of same. Mr. Wight mentioned that a possible project would be a student performed software and hardware inventory for the Town.

Mayor LaPorte and the Council discussed various aspects of the presentation with Mr. Wight and his students.

Mayor LaPorte thanked Mr. Wight and his students for their presentation.

Mayor LaPorte noted receipt of a letter from the Washington State Board of Health. The board will meet June 12th in Friday Harbor and Mayor LaPorte will be giving the opening remarks. Councilmembers are invited to attend.

Mayor LaPorte, the Council, and staff commented on the apparent lack of communication and cooperation between State agencies.

While reviewing the claims, Councilmember Wilson requested that more detailed item information be provided on purchase orders.

The Council and staff discussed the increasing number of recurring offenders on the utility non-payment shut-off list and options to provide incentives for timely payment.

Town Clerk Dubail noted that the 1996 supplement to the FHMC had been distributed to the Council. A digital version was available in his office for installation by the Council on their home computers.

At 12:34 PM, Mayor LaPorte introduced draft resolution #1044, a resolution to authorize conditional private use of a portion of Spring Street by the San Juan Island Goodtime Classic Jazz Association.

The Council and Mr. Peter LaPonte, Jazz Festival Director, discussed various aspects of the request. The requested site would be used as a shuttle stop by airporter type buses for festival patrons.

Councilmember Sheiman moved and Councilmember Robinson seconded to adopt Resolution #1044. The motion passed unanimously.

Mayor LaPorte introduced draft resolution #1045, a resolution to authorize conditional private use of a portion of Sunken Park by the San Juan Island Goodtime Classic Jazz Association.

At Councilmember Boothman's inquiry, Mr. LaPonte assured the Council that the proposed stand to sell jazz festival merchandise on the wooden deck seating area along B Street would not take up more than one-half of the area and that free public access would not be restricted.

At Councilmember Boothman's inquiry, Mr. LaPonte stated that the previously mentioned \$500.00 donation from the Jazz Association to the Town was intended as a good will gesture by the Association.

Mayor LaPorte, the Council, staff, and Mr. LaPonte discussed the ramifications of a donation or the Town setting a site use fee.

Councilmember Boothman noted that the Town had expended over \$40,000.00 to fix-up Sunken Park.

The Council discussed formulating a lease/fee policy.

At Councilmember Sheiman's inquiry, Mr. LaPonte stated that he will forward the donation check to the Town by the end of the week.

The Council and Mr. LaPonte discussed public access to the perimeter of the park. Mr. LaPonte remarked that "the best seats in the house will be free."

At 12:45 PM, Councilmember Robinson moved and Councilmember Lackey seconded to adopt Resolution #1045. The motion passed unanimously.

Councilmember Robinson moved and Councilmember Lackey seconded to approve payment of claims warrants #11637 through 11686 in the amount of \$42,270.72. The motion passed unanimously.

At 12:46 PM, Councilmember Lackey moved and Councilmember Wilson seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - May 16, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

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

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Boothman seconded to approve the minutes of the May 2, 12:00 PM, May 2, 7:30 PM, and May 9, 1996 at 12:00 PM meetings as amended.

Mayor LaPorte congratulated Herb Mason for earning his Wastewater Treatment Plant Operator certification.

As a non-agenda item, Tim Pope commented on proposed improvements to the Town water system.

At 7:35 PM, Mayor LaPorte presented draft resolution #1043, a resolution authorizing the Mayor to execute an agreement between the Town of Friday Harbor and Financial Consulting Solutions Group, Inc. (FCSG) to conduct a utility rate and right-to-connect study.

Councilmember Robinson related his conversations with FCSG regarding the possibility of separating water use and sewer rates and the acquisition of sewage strength data.

Mayor LaPorte, the Council, and staff discussed various aspects of the proposed study. Task 4 - determining separate allocations based on sewage strength and/or seasonal differences for specific customer groups was reviewed.

Administrator Fitch noted the desire for a September study delivery date so the study could be used during the budget formulation process.

At 7:44 PM, Councilmember Lackey moved and Councilmember Robinson seconded to adopt Resolution #1043. The motion passed unanimously.

Mayor LaPorte opened the public hearing for the Donald H. Mullis Short Plat Application to divide one 4.25 acre property into four parcels, and instructed the meeting in the procedure that would be followed. Hearing no objection to his or any Councilmembers participation, Mayor LaPorte asked Permit Coordinator Jones to present the staff report.

Mr. Jones summarized his 5/10/96 staff report which had been previously distributed to the Council. He noted that the subject property has been owned by the Mullis family since 1896. The staff recommendation is to approve the preliminary of the 1st Addition Donald H. Mullis Short Plat.

Mr. Jones responded to various inquiries from the Council.

Dave Ellingson, MPD, Inc., land surveyors, representing the applicant, was present to answer questions.

Mayor LaPorte opened the hearing for public input.

Hedda King, 530 Hemlock, expressed concern over continuing subdivision of IND zoned properties adjacent to the subdivision in which she resides. She was opposed to the short plat request.

Dave Eden and parents, 410 Spruce, inquired as to how the subject property is going to be used. He asked that a privacy border be requested. He was opposed to the short plat request.

Mr. Ellingson clarified the current subdivision status of the subject property.

At Councilmember Boothman's inquiry, Mr. Jones clarified that the newly named street adjacent to the subject property is Nash Street.

At 8:01 PM, hearing no further public comment, Mayor LaPorte closed the public input portion of the hearing, noting that the Council reserves the right to reopen the hearing for public input at a later time or date, and opened the hearing for Council deliberation.

Following discussion, Councilmember Boothman moved and Councilmember Lackey seconded to approve the preliminary of the 1st Addition Donald H. Mullis Short Plat.

At Councilmember Robinson's inquiry it was noted that the zoning in the area had been in place since April 1979 (the original Town zoning).

Mayor LaPorte and the Council spoke of the intent of the Council to address the current "pyramid" zoning in the new land use regulations.

The Council and staff discussed "buffer zones" and IND zone yard requirements.

At 8:09 PM, the motion passed unanimously.

Dave Eden commented on his perception of the need for buffers between land uses.

At 8:10 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:20 PM.

The Council took up discussion of the 1996 draft Water Comprehensive Plan.

Administrator Fitch noted that this was the "last call" for Council comments on the draft plan.

Mayor LaPorte, the Council, and staff reviewed the comments submitted by the Councilmembers; the changed status of the Hillview Terrace water system, cross-connection control, whether or not to state that the Town must rely on existing water sources, consideration of increasing storage capacity, funding realities, not raising/relocating the dam, the need for consistency between the Water Comprehensive Plan and the (land use) Comprehensive Plan, the desire for public input on growth issues, adhering to adopted plans, the need for the dam feasibility study, the average income of Town residents per the recent income survey, and the desire of the Council not to be "locked into" what may be an inopportune course of action.

The Council and staff discussed the apparent reduction in need for the second new water storage tank and moving to a liquid chlorine system.

At 8:59 PM, Councilmember Robinson moved and Councilmember Lackey seconded to table further consideration of adoption of the draft Water Comprehensive Plan until the Comprehensive Plan is adopted. The motion passed unanimously.

The Council discussed perceived high water and **sewer** system impact uses, the correlation of day-use and overnight visitors to system loading, and the desire that the Additional Source cost matrix be included in the Water Comprehensive Plan.

At Administrator Fitch inquiry, the Council indicated they are prepared to consider adoption of the draft Stormwater Management Plan in the near future.

The Council and staff discussed implementing and funding the projects in the Stormwater Plan.

At Attorney Eaton's inquiry, Administrator Fitch noted that there is a connection charge to the Town's stormwater utility when a property is developed. It was noted that the current stormwater fee is based on impervious area.

At 9:17 PM, Administrator Fitch asked how the Council wished to respond to the 4/22/96 letter from A. Carter Broad of the Hillview Terrace Community Association offering to transfer to the Town the entire Hillview Terrace water distribution system.

The Council and staff discussed the positive and negative aspects of acquiring the system. The Council expressed interest in providing a maintenance agreement rather than taking ownership of the system.

Administrator Fitch suggested that the Councilmembers talk with water department personnel and representatives of the Hillview Terrace Community Association.

It was noted that delivery by the planning consultants of the draft Comprehensive Plan will be delayed until Monday.

Councilmember Wilson noted the need for volunteers to help finish closing in the new food bank building.

Mayor LaPorte asked for suggestions as to acquiring draft horses to pull the Victoria Fire Department's steam fire engine in the Fourth of July parade.

The Council will discuss fire department funding at their next meeting.

At 9:28 PM, Councilmember Sheiman moved and Councilmember Lackey seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - June 6, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

Audience present: 8

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Wilson seconded to approve the minutes of the 5/16/96 noon and 7:30 PM meetings as submitted. The motion passed unanimously.

Mayor LaPorte suggested that 5 minutes be set aside at the start of regular meetings for Council comments beginning with the 6/20/96 meeting. The Council concurred.

Mayor LaPorte nominated Hedda King for Planning Commission position #4, recently vacated by the resignation of Peter Schmidt.

Councilmember Boothman noted that a list of candidates had been forwarded to the Mayor.

Mayor LaPorte reminded the Council that the State Board of Health was meeting in Friday Harbor next Wednesday at the Community Theater. He inquired if there were any Council concerns to convey to the board. None were mentioned.

At 12:07 PM, Water Department Leadman Mike Wilks gave the Maintenance Report. Trout Lake Reservoir is still full. There was approximately 2.5 inches of rain in May. Water production is up. The treatment plant is working better and a new polymer is being tried. Mr. Wilks briefed the Council on current and upcoming water department activity.

The street/parks department have the hanging baskets up. Curb and street striping is underway. Street repairs will commence next month, weather permitting.

Kevin Kirk, Wastewater Treatment Plant Operator, reported that at the wastewater treatment facility the new air blowers are in, 3 are on-line and 1 is being held in reserve. The Roediger sludge press is on-line.

Leadman Wilks reported that the new refuse department dump truck has been delivered to Seattle where a dump bed will be installed next week.

At Town Administrator Fitch's inquiry, the Council will discuss the transfer of ownership request by the owners of the Hillview Terrace water system at the Council's next regularly scheduled noon meeting.

Leadman Wilks responded to various inquiries from the Council.

Mr. Kirk informed the Council that the Oaks Mobile Home Park brought 12,000 gallons of septage to the wastewater treatment facility in 1 day. The digester handled the loading but the screening machines were overloaded. He recommended that the Town develop a policy for scheduling such large deliveries.

Mr. Kirk responded to various inquiries from the Council.

Mayor LaPorte thanked Mr. Wilks and Mr. Kirk for their reports.

At 12:18 PM, Mayor LaPorte presented a Certificate of Appreciation to Dr. Hugh Lawrence for managing the Margo Lake Carp project. The carp are expected to reduce the amount of foliage in the lake.

Mayor LaPorte, the Council, staff, and Dr. Lawrence commented on various aspects of the project.

Building Official Hodges distributed and summarized the Building Department activity report for May. There were 5 new permit applications received last month. Mr. Hodges informed the Council of the Life/Safety Inspection schedule and circulated an area map of same. He noted that the State Fire Marshal's office is undergoing further downsizing and that additional responsibilities will be shifted to local municipalities. A new fee schedule is forthcoming.

Mr. Hodges responded to various inquiries from the Council.

Administrator Fitch complimented Deputy Building Inspector McCurdy on the tone of his recent compliance letter to the Islands Convalescent Center.

Mayor LaPorte thanked Mr. Hodges for his report.

Permit Coordinator Jones distributed and summarized the Planning Department Activity Report.

Mr. Jones responded to various inquiries from the Council.

Mayor LaPorte thanked Mr. Jones for his report.

Mayor LaPorte noted receipt of a letter from Carl O. Nelson complimenting the Town staff on the manner in which his building permit application was handled.

Fire Chief Rosenfeld reported that his department received 9 incident calls in May, the department has 19 active fire fighters and 1 new recruit. The fire department has been offered the vacant house at the corner of Spring Street and Mullis Street for a training burn house. The offer is under consideration. Chief Rosenfeld updated the Council on research on acquisition of a new ladder truck. Chief Rosenfeld recommended that a plan be developed for consideration of a fire levy and for possible eventual resource sharing or consolidation with Fire District #3 with ongoing Town representation. He asked that the Fire Chief be included in the process.

Councilmember Boothman spoke of the need for funding for the fire department from a source separate from the General Fund.

Councilmember Wilson assured the fire chief that any agreement with Fire District #3 would be a carefully considered process with strong Town representation.

Administrator Fitch, assisted by Treasurer Picinich, reported on the particulars of a levy lid lift election.

The Council and staff discussed various aspects of same.

Mayor LaPorte thanked Fire Chief Rosenfeld for his report.

At 12:50 PM, Mayor LaPorte opened the Public Hearing to amend the 1996 Town of Friday Harbor budget. There were no comments forthcoming from the public.

The Council and staff reviewed and discussed the proposed amendments.

Councilmember Wilson reminded the Council to forward their ideas for possible San Juan County assistance to Administrator Fitch.

At 1:14 PM, hearing no further comment, Mayor LaPorte closed the Public Hearing to amend the 1996 budget.

Councilmember Wilson moved and Councilmember Sheiman seconded to approve payment of claims warrants #11690 through 11777 in the amount of \$177,172.32 and payroll warrants #4788 through 4824 in the amount of \$95,031.71. The motion passed unanimously.

Administrator Fitch asked the Council to give thought to implementing the state mandated (HB 1724) revised permit approval process per the matrix developed by the Town Planning Department.

Council requested that the above item be on the 6/20/96 noon agenda.

The Council and staff discussed the draft Comprehensive Plan public hearing procedure and venue.

Administrator Fitch informed the Council of an upcoming public basketball tournament to be held in Sunken Park.

Administrator Fitch noted that all Councilmembers are invited to ride in the 4th of July parade. He informed the Council that the Town received \$14,625 from the recent surplus equipment sale. The proceeds will go to the appropriated equipment reserve funds. The revised draft Street and Stormwater Standards Plan has been distributed to the Council.

The Council and staff briefly discussed the adoption and future revision of same.

The draft Six Year Transportation Improvement Plan has been distributed to the Council. A Pear Point/Turn Point connector road has been added to the draft plan.

The draft Stormwater Management Plan is ready for adoption.

Administrator Fitch noted receipt of a letter from Frank Boling regarding water conservation rates.

Administrator Fitch noted receipt of a request to extend 2 hour time limited parking enforcement along Web Street. The Council indicated that they will consider legislation to implement same.

At 1:31 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - June 6, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present: 9

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

No non-agenda items were forthcoming from the public or the Council.

At Mayor LaPorte's suggestion the Council will discuss developing a Town flag during their second meeting in July.

The Council and staff, including the Fire Chief, will discuss plans for the proposed "fire" levy at the 6/20/96 noon meeting.

At 7:35 PM, Mayor LaPorte opened the Public Hearing for Short Plat Application #42, Evergreen Industrial Park, by Strata Construction and Development Corporation, and instructed the meeting in the procedure that would be followed. Hearing no objection to his or any Councilmembers participation, Mayor LaPorte asked Permit Coordinator Jones to present the staff report.

Mr. Jones summarized his staff report dated 5/24/96. The staff recommendation is to approve the preliminary of the Evergreen Industrial Park Short Plat, with driveway widths limited to 24 feet at each of the 2 locations proposed, and with the addition of utility easements 10 feet in width, bestride lots 1 and 2, and lots 3 and 4.

Mr. Jones responded to various inquiries from Mayor LaPorte and the Council.

Mr. Jones and Attorney Eaton noted that the first development application for any of the subject properties to be created will trigger the existing restriction provisions.

Dave Ellingson, MPD Surveying, agent for the applicant, pointed out that reference to the restriction is on the face of the preliminary plat and will be on the face of the final plat. He had no objection to the staff recommendation other than the applicant would like the allowable driveway widths to be wider than 24 feet. He felt that 36 feet would be the very minimum usable width which would facilitate the entry and egress of large delivery vehicles. The applicant is asking for two joint-use driveways.

The Council, staff, and Mr. Ellingson discussed various aspects of access setback, buffer area, and easement widths. Mr. Ellingson will note on the face of the plat that no access is allowed to the subject properties other than from Mullis Street.

At 7:59 PM, Mayor LaPorte opened the hearing for public input.

Claudia Cross, 555 Hemlock Court, expressed support for wider driveways and asked that the existing landscaping plan be enforced.

There was no other public comment.

Mayor LaPorte, the Council, and staff discussed interpretation of the short plat regulations regarding access roads or individual driveways and appropriate usable widths.

It was explicitly stated that the buffer area as delineated on the face of the plat is only to be used for trees, no other uses or structures are permitted.

At 8:09 PM, hearing no further comment, Mayor LaPorte closed the public input portion of the hearing, noting that the Council reserves the right to reopen the hearing for public input at a later time or date, and opened the hearing for Council deliberation.

The Council discussed joint use and individual driveway widths, and widths allowed in the current Town Street Standards.

At 8:18 PM, Councilmember Lackey moved and Councilmember Boothman seconded to accept the preliminary of the Evergreen Industrial Park Short Plat, with joint-use driveway widths limited to 50 feet at no more than the 2 locations proposed, and with the addition of utility easements 10 feet in width, bestride lots 1 and 2, and lots 3 and 4.

Discussion continued on use of the setback area and the efficaciousness of buffer zones, required fencing, and compatibility with residential uses.

At 8:25 PM the motion passed unanimously.

Mayor LaPorte introduced Bob Neiman, Vice President, Board of Trustees, San Juan Community Theatre & Arts Center.

Mr. Neiman summarized the request by the San Juan Community Theatre & Arts Center as stated in their 5/30/96 letter to the Town Council to use street light standards and utility poles in the public right-of-way on lower Spring Street, First Street, and Second Street to display 2' by 2' commercially produced banners printed on both sides with an "Island of the Arts" text and logo. The banners will not name any organization or business and will be printed in varying background colors. They would be mounted on the brackets already in place for the Christmas Trees. The goal of the project is to "increase community involvement in the arts."

Bob Bender, Island of the Arts committee, further explained the particulars of the request.

At Councilmember Robinson's inquiry, the proponents stated that they would like to have the banners up through the summer and take them down immediately following Labor Day.

At Councilmember Boothman's inquiry, the proponents stated that the project is intended, at this time, to be a one-time event.

At Councilmember Wilson's inquiry, Doug Scott, Community Theater staff, outlined the banner color and design options under consideration. He agreed to work with Town staff on the final color selection.

The Council and the proponents discussed various aspects of the project.

Councilmember Boothman mentioned the plethora of possible worthy causes who may wish to do similar projects.

Mr. Bender outlined various planned events that will be associated with the project.

It was noted that the logo is not for the Community Theater but is intended to symbolize the island caring for the arts.

Permit Coordinator Jones felt that the proposed banners, as thematic signs, were addressed under 14.04.030 and 14.04.090 of the Friday Harbor Municipal Code (FHMC).

Administrator Fitch additionally noted that under 14.04.110 FHMC, the thematic signs could be donated to the Town so the project could be accommodated.

Discussion followed as to the period of the event, appropriate time for display, the time provisions of 14.04.090(J)(2) FHMC, and revising the wording of the time period applied for.

The Council considered allowing the thematic signs to be displayed from the week before the Fourth of July to the week after Labor Day.

Councilmember Boothman requested that a specific time period to coincide with an event be communicated to the Town in writing.

The proponents agreed to provide same.

The general consensus was to allow the proposed display following receipt of a revised letter specifying the time period. The project will be under the purview of the Town Administrator.

At 8:52 PM, the Council took a short recess.

The meeting reconvened at 9:01 PM.

Mayor LaPorte introduced draft ordinance #1004, an ordinance amending the 1996 Budget for the Town of Friday Harbor.

Following discussion, Councilmember Robinson moved and Councilmember Lackey seconded to adopt Ordinance #1004. The motion passed unanimously.

At 9:04 PM, Mayor LaPorte introduced draft ordinance #1003, an ordinance establishing an equal employment opportunity and nondiscrimination policy, and adding a new chapter to Title 2 of the Friday Harbor Municipal Code.

Administrator Fitch explained the particulars of same.

The Council and staff discussed various aspects of the proposed legislation.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Ordinance #1003. The motion passed unanimously.

At 9:10 PM, Mayor LaPorte introduced draft ordinance #1005, an ordinance establishing a variance procedure concerning connection to the Town's sanitary **sewer** system and amending Ordinance #600 and Friday Harbor Municipal Code Chapter 13.20.

The Council and staff discussed the philosophy and particulars of same.

At 9:23 PM, Councilmember Boothman moved and Councilmember Lackey seconded to adopt Ordinance #1005.

Discussion continued on enforcement mechanisms.

At 9:28 PM, the motion passed unanimously.

Administrator Fitch asked that the affected SFR properties be scheduled for consideration for variance applications.

The Council concurred and indicated that they wished to consider the Sustainable Technology Center situation as a separate issue.

Administrator Fitch reported on the preliminary Audit Report.

Treasurer Picinich noted a shift in focus of the audits performed by the State Auditor's Office.

The Audit Exit Conference is scheduled for June 24th.

At 9:35 PM, Councilmember Boothman moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council / Planning Commission - June 13, 1996 @ 7:00 PM

The Town Council met in continued regular session for a joint public hearing with the Planning Commission, Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, & Wilson
Planning Commissioners present: Westphalen, McClintock, & Roberts (Hemphill-excused)
Others present: Town Administrator Fitch
Audience present: 8

At Mayor LaPorte's request, Planning Commission Chairman McClintock led the meeting in the Pledge of Allegiance.

Mayor LaPorte introduced the purpose of the meeting, a public hearing to review the Proposed Town of Friday Harbor Comprehensive Plan, and opened the hearing for public comment.

Greg Hertel, 561A Boyce Road, Port Commissioner, representing the Port of Friday Harbor, spoke in support of planning for a working waterfront. He noted that the Friday Harbor waterfront historically has been an area of commercial activity. Mr. Hertel felt the plan should address the issue of passenger vessels. He indicated that he was happy with the draft plan.

Louise Dustrude, 475 Geneste Street, spoke for conservation, affordable water for Town residents, felt that businesses should pay more for water than residents, supported residential uses above stores downtown, and would like more sidewalks. She recommended an end to pyramid zoning and stressed a need for public restrooms. Mrs. Dustrude suggested limiting additional public accommodation facilities to perhaps resident-owner operated B&B's.

Mayor LaPorte and the Council discussed ways to increase public participation in the process.

It was noted that the Town had received and distributed written comments from Jim Slocomb and from Lee Sturdivant.

Planning Commission Chairman McClintock remarked on the difficulty experienced by the Planning Commission in getting public involvement.

Sam Pope, PO Box 156, owner of properties in town, commented on various aspects of pyramid zoning. He was concerned that changes in traditional zoning may be a property rights issue.

Lee Sturdivant, Larsen Street, summarized her previously submitted written comments.

Jim Slocomb, previous Planning Commission member and current Technical Advisory Committee member, noted that there were 3 county and 2 town residents present to comment. He pointed out that the Planning Commission had not finished addressing the comments from the previous joint Council/Planning Commission meeting and that same should be accomplished in a timely manner and not left to "fall through the cracks." Mr. Slocomb stressed that the issue of seasonal population fluctuations needs to be addressed. He suggested that the Town require business licenses from all entities doing business in the Town, in particular, those who impacted but did not contribute significantly to the local economy such as bicycle and kayak tour operations.

Mr. Slocomb pointed out that the draft plan mentions but does not address Town/San Juan County cooperation. He suggested that the Council formalize a process for same, perhaps a joint Town/San Juan County Planning Commission. The draft plan suggests rezoning; the resulting non-conforming uses should be addressed. Tax exempt uses in all areas need to be addressed. The subject of mixed uses in the downtown area needs policy guidance. Specific guidance is needed for definition and delineation of view corridors. A design review policy needs to be deliberated. The potential for transfer of development rights need to be considered very carefully. Stronger language is needed regarding water conservation.

Mr. Slocomb stated that "there are policies in the draft plan that just don't make sense or are impractical." He pointed out specific examples of same.

At Councilmember Boothman's inquiry, Administrator Fitch replied that representatives from the planning consultants, Butler & Associates, could be invited to attend a future meeting on the draft plan if the Council so desired.

Mayor LaPorte, the Council, and staff discussed same.

At Councilmember Robinson's inquiry, Administrator Fitch gave a brief history of development of the Joint Planning Policies and the Joint Planning Task Force.

Chairman McClintock explained various aspects of the planning process employed by the Planning Commission.

Councilmember Robinson indicated that he felt that the adopted Joint Planning Policies for Economic Development and Employment and Analysis of the Fiscal Impacts had been overlooked and not included in the draft plan.

Administrator Fitch noted that the proposed Urban Growth Area (UGA) has been significantly reduced from original expectations. It was pointed out that it remains to be seen what size UGA San Juan County decides on. When same happens the economic analysis can be initiated.

The Council and staff discussed various aspects of same.

At 8:06 PM, hearing no further comment from the public, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - June 20, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich
Audience present: 8

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

The Council confirmed the Mayor's appointment of Hedda King to fill the unexpired term for Planning Commission position #4. Councilmember Boothman opposed.

Administrator Fitch summarized the history of the proposed Town acquisition of the Hillview Terrace water system.

Maintenance Supervisor Reitan noted that the Town has "taken care of" the Hillview Terrace water system for about 20 years. He gave an overview of the history, components, and operation of the system. He stated that he "would not have a problem" if the Town took over the system.

Water Department Leadman Mike Wilks reiterated that the 4 items identified in the 2/16/95 letter from DOH should be addressed. He expressed concern that if the Town of Friday Harbor takes over the Hillview Terrace water system prior to satisfaction of the 4 items DOH may well insist on immediate capital improvements to address same. He indicated support for the Town acquiring the system.

At Administrator Fitch's inquiry, Carter Broad, President of the Hillview Terrace Community Association, stated that the association did not have a cash reserve due to expenditures for engineering services and pump repair and replacement.

Maintenance Supervisor Reitan and Leadman Wilks responded to inquiries from the Council.

Administrator Fitch and Mr. Broad itemized the system components intended for transfer. Mr. Broad was of the understanding that the items specified in Administrator Fitch's 8/12/96 letter to the Hillview Terrace Community Association had not all been completed at this time.

The Council, staff, and proponents discussed various aspects of the acquisition proposal including; system maintenance, lack of DOH approval of the system, liability, substandard system components, the need for an additional Hillview Terrace storage tank, the ever increasing mandated responsibilities of public water purveyors, the conclusions of the system engineering study, and the estimated costs to address DOH's concerns.

Councilmember Wilson expressed concern as to taking over a system that is not up to standards. "The Town just can't afford it."

The Council indicated they would continue to consider acquisition if the required system improvements were revenue neutral to the Town. Staff will provide cost estimates at the 7/11/96 noon meeting.

Mayor LaPorte thanked the Hillview Terrace representatives.

At 12:38 PM, the Council took up discussion of a proposed property tax increase to support government services.

Administrator Fitch distributed a summary sheet of current property taxes in Town.

The Council and staff discussed various aspects of the issue including how the current taxes were implemented and Town and County tax rates.

San Juan County Assessor Paul Dossett estimated that a tax increase of \$.57/1,000 would be required to completely fund the current \$113,500 fire protection budget.

Discussion continued as to proposing a levy rate the same as the .46128 San Juan County fire levy, the effect of same on an annual tax bill, whether to specify a use for the additional revenue such as fire protection, and how to explain the issues clearly to the electorate.

Councilmember Robinson felt that the issue was funding in preparation for eventually merging the island fire departments.

Discussion followed as to the increasing revenue needs of the general fund and the assumed potential savings of merging the fire departments.

At 1:08 PM, Councilmember Boothman moved and Councilmember Lackey seconded to approve payment of claims warrants #11779 through 11830 in the amount of \$76,361.05. The motion passed unanimously.

The Council and staff discussed what support material the Council wished available for evening agenda items.

Councilmember Robinson recommended that the Town move forward in some manner on the tax levy proposal.

The Council, staff, and Fire Chief Rosenfeld discussed fire levy options.

At 1:22 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Duball, Town Clerk

Town Council - June 20, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present: 15

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Boothman seconded to accept the minutes of the June 6, 1996 12:00 PM, June 6, 1996 7:30 PM, and June 13, 1996 7:00 PM meetings as amended. The motion passed unanimously.

As a non-agenda item, Jim Slocomb commented on Councilmember Robinson's earlier comments on the lack of economic analysis in the Draft Comprehensive Plan and suggested that said analysis be a '97 budget item and treated as a plan amendment.

At 7:35 PM, Mayor LaPorte opened the Public Hearing to consider a Shoreline Substantial Development Permit application to construct an existing 23' x 8' wooden deck and planter boxes at the Town Square Commercial Building and instructed the meeting in the procedures that would be followed.

Orin Combs challenged Councilmember Lackey's participation in the hearing. Mr. Combs indicated that he felt Councilmember Lackey was hostile to businesses which serve alcohol.

Councilmember Lackey choose to step down and left the room.

There were no other challenges forthcoming.

Mayor LaPorte asked Town Administrator Fitch to present the staff report.

Administrator Fitch summarized the staff report of 6/20/96 and noted that there were 2 items for consideration; the Shoreline Substantial Development Permit and the Variance requests. He outlined the salient points of each. Administrator Fitch informed the hearing that, following the mandates of ESHB 1724, this application has not been

submitted to the Town Planning Commission. The Council public hearing will be the only public hearing. He read the points of the staff evaluation, conclusion, and conditions of approval into the record and stated that the conclusion of staff is that the SSDP application could be approved if properly conditioned.

Orin Combs, 1821 Egg Lake Road, agent for the applicants, spoke in favor of allowing seating as proposed on the decks. The area would not be used as a portion of the adjacent business and would be open to the public.

At 7:51 PM, Mayor LaPorte opened the hearing for public input.

There were no comments from the public.

Administrator Fitch spoke of the attractiveness of the project and reiterated the accessibility provisions of the Town of Friday Harbor Shoreline Master Program which apply to the project as designed and permitted. He noted that the project was originally permitted with the area now covered by the decks and planter boxes specifically intended as additional pedestrian linkage ways.

Attorney Eaton pointed out that this application is similar to an application by the same proponents denied by the Council approximately 1 year ago. He summarized case law regarding resubmission of similar applications. The staff decision was to allow this reapplication. He reminded the Council that the hearing is a quasi-judicial process.

Mr. Combs mentioned he has not observed a public access problem caused by the tables and chairs in the area.

Mayor LaPorte inquired if there was any comment from the public at this time. None was forthcoming.

At Councilmember Robinson's inquiry, Attorney Eaton stated that the applicants had violated the law by installing the decks and boxes. Though Town policy has been to not force compliance while an appeal or application is pending, there is no legal requirement to allow a continuing violation while a permit is pending.

Attorney Eaton advised the Council as to deciding this application on its merits and what consideration, if any, to give the previous Council decision.

The Council and staff discussed the previous Council decision and the public access implications of the revised application as conditioned.

At Councilmember Boothman's inquiry, Jim Hodges, Town Building Official, stated that steps precluded wheelchair access from one end of the decks.

The Council and staff discussed liability concerns.

At Councilmember Robinson's inquiry, the staff indicated that they were not aware of any existing regulation prohibiting a "take-out" window but that proposed Condition #5 is intended to preclude same.

At Councilmember Sheiman's inquiry, the Council reviewed the table placement proposed by the applicants, including the tables on the Front Street side of the building.

At Councilmember Wilson's inquiry, Attorney Eaton gave a brief history regarding the unpermitted tables on the Front Street side of the building. He noted that enforcement action may be necessary in the future.

Administrator Fitch noted that said tables have been treated as available to the general public.

It was pointed out that the tables on the Front Street side of the building impede public pedestrian use.

At 8:18 PM, Mayor LaPorte closed the public input portion of the hearing, noting that the Council reserves the right to reopen the hearing for public input at a later time or date, and opened the hearing for Council deliberation.

Councilmembers Sheiman, Wilson, and Robinson expressed objections to allowing the table to remain on the Front Street side of the building and denying a similar use on the Spring Street side. Councilmember Wilson mentioned his observations of public pedestrian problems in the area.

Councilmember Boothman noted that the Town is becoming more pedestrian friendly. The flower boxes, while attractive, impede and channel public access to the area. He felt that the flower boxes should be relocated and the decks removed. The Town should install benches and signs specifying that the area is a public use area.

The Council discussed aspects of leaving or removing the decks and flower boxes. The configuration of the sidewalk under the decks was discussed.

Councilmember Robinson spoke strongly for enforcement of Council decisions. He reiterated that the flower boxes may be perceived as a delineation between public and private access areas. The areas in question are intended as public access areas. Councilmember Robinson stressed that it is important for the Town to maintain the integrity of the shoreline regulations. He expressed support for the staff conclusion.

Councilmember Wilson suggested that the flowers could be relocated, perhaps in hanging baskets. He expressed concern regarding handicapped access.

Building Official Hodges stated that when the building was constructed the entire building was required to be accessible. The decks exclude or limit access, accessibility has been compromised.

Administrator Fitch mentioned that the decks were built without a building permit or approved plans.

Building Official Hodges pointed out that the Building Code requires a site to be accessible, when feasible.

At 8:36 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to approve Shoreline Substantial Development Permit Application #62 as conditioned by staff and deny the Variance. It was specified that the Front Street side of the building as well as the Spring Street side of the building are to be encompassed by this action.

At 8:38 PM, Councilmember Boothman moved and Councilmember Wilson seconded to amend the motion to relocate the planter (flower) boxes to increase accessibility through the portals in a safe manner.

The Council discussed the motion to amend.

Councilmembers Boothman and Wilson voted in favor of amending the motion, Councilmembers Sheiman and Robinson voted against amending the motion. Mayor LaPorte broke the tie by voting against amending the motion.

At 8:43 PM, the original motion carried with Councilmember Wilson voting against.

Mayor LaPorte asked to be excused for the remainder of the meeting due to a sore throat.

At 8:44 PM, the Council took a short recess.

The meeting reconvened at 8:54 PM.

Councilmember Boothman moved and Councilmember Lackey seconded to appoint Councilmember Robinson Mayor Pro tem. The motion passed unanimously.

Mayor Pro tem Robinson presented the draft Findings & Conclusions of Law regarding the Rogers Family Trust Boundary Line Adjustment for Council consideration.

Administrator Fitch summarized the previous appeal and reversal of the Administrator's decision regarding said Boundary Line Adjustment.

Councilmember Boothman moved and Councilmember Wilson seconded to adopt the Findings & Conclusions of Law regarding the Rogers Family Trust Boundary Line Adjustment as submitted. The motion passed unanimously. Councilmember Sheiman abstained as she was not present at the Boundary Line appeal hearing.

Mayor Pro tem Robinson introduced draft Ordinance #1007, an ordinance amending Ordinance #574, and Chapter 10.04 Friday Harbor Municipal Code, concerning time limit parking, providing for time limited parking enforcement on Web Street.

Administrator Fitch explained the particulars of same.

Mayor Pro tem Robinson asked if there was any comment from the public.

John Gauthier, Manager, Ace Hardware, expressed opposition to 2 hour parking on Web Street. He stated that he felt that the owner of the commercial parking lot across the street was the "driving force" behind the ordinance.

Paul Ahart, Owner, Island Bicycles, expressed opposition to 2 hour parking on Web Street. He stated that he also felt that Mr. Moorhouse, the owner of the commercial parking lot, was the "driving force" behind the ordinance.

Lynn Pearson, Petro San Juan, expressed support for 2 hour parking on Web Street. He felt that congestion in the area from delivery vehicles was a hazard.

Ramona Jones, Ace Hardware, expressed opposition to 2 hour parking on Web Street.

Councilmember Wilson recounted that Ed Martel, Web Street resident, had contacted him and expressed support for 2 hour parking on Web Street.

The Council and staff discussed various aspects of the situation.

Councilmember Sheiman stressed that it is the business owner's responsibility to find places for employees to park. Additionally, she pointed out that the Town has built a parking lot which includes 8 hour parking.

Following discussion, Councilmember Boothman moved and Councilmember Lackey seconded to convert both sides of Web Street from Argyle Avenue to A Street to 8 hour parking.

At 9:13 PM, the motion passed unanimously.

Mayor Pro tem Robinson presented the draft Findings & Conclusions of Law regarding the Final Donald H. Mullis Short Plat for Council consideration.

Administrator Fitch explained the particulars of same.

Councilmember Boothman moved and Councilmember Lackey seconded to accept the Findings & Conclusions of Law regarding the Final Donald H. Mullis Short Plat. The motion passed unanimously.

Mayor Pro tem Robinson introduced draft ordinance #1006, an ordinance accepting the Final 1st Addition Donald H. Mullis Short Plat and authorizing the Mayor to sign the final plat drawings.

Town Administrator Fitch informed the Council that the final mylar for the plat would be available next week for the Mayor's signature.

Councilmember Lackey moved and Councilmember Sheiman seconded to adopt Ordinance #1006. The motion passed unanimously.

Mayor Pro tem Robinson presented draft Findings & Conclusions of Law regarding the Evergreen Industrial Park Short Plat for Council consideration.

Town Administrator Fitch explained the particulars of same.

Councilmember Lackey moved and Councilmember Boothman seconded to accept the Findings & Conclusions of Law regarding the Evergreen Industrial Park Short Plat #42. Following discussion, the motion passed unanimously.

Mayor Pro tem Robinson introduced draft Ordinance #1008, an ordinance accepting the Final Evergreen Industrial Park Short Plat and authorizing the Mayor to sign the final plat drawings.

Councilmember Lackey moved and Councilmember Boothman seconded to adopt Ordinance #1008. The motion passed unanimously.

Mayor Pro tem Robinson introduced draft resolution #1047, a resolution authorizing the Mayor to execute Change Order #5 on the contract with Friberg Construction for the construction of Phase II improvements to the water treatment plant.

Administrator Fitch explained the particulars of the resolution and noted that accompanying draft resolution #1048, a resolution authorizing the Mayor to release the retainage monies to Friberg Construction, Inc., for the contract to construct Phase II improvements to the water treatment plant, would be introduced immediately to follow.

Councilmember Boothman moved and Councilmember Lackey seconded to adopt Resolution #1047 and Resolution #1048. The motion passed unanimously.

At 9:21 PM, Administrator Fitch informed the Council of receipt of a letter from Andy Provchy inviting Councilmembers to ride in the Fourth of July parade.

Administrator Fitch noted that the Audit Exit Conference was scheduled for 10:30 AM on June 25th. An elected Town official must attend. Councilmember Sheiman agreed to attend.

Administrator Fitch informed the Council that the Shoreline Hearings Board ruling on the Roger Bennett Substantial Development Permit Appeal is available for review.

The Council and staff briefly discussed the implications of the Shoreline Hearings Board decision.

At 9:26 PM, Councilmember Lackey moved and Councilmember Sheiman seconded to adjourn and continue the meeting to 6/27/96 at 7:00 PM for a joint public hearing with the Planning Commission on the Draft Comprehensive Plan. The motion passed unanimously.

Richard S. Robinson, Mayor Pro tem
Steven Dubail, Town Clerk

Town Council - June 27, 1996 @ 7:00 PM

The Town Council met in continued regular session for a joint public hearing with the Planning Commission, Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Planning Commissioners present: Alvarado, Keith, King & Roberts

Others present: Town Administrator Fitch

Audience present: 24

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Mayor LaPorte proclaimed the week of July 1st through July 7th, 1996 as Pig War Week in the Town of Friday Harbor.

Mayor LaPorte opened the Public Hearing to receive public input on the proposed Town of Friday Harbor Comprehensive Plan. He requested that the Council and Planning Commission employ the time to hear comments from the public, workshops on the draft plan would be scheduled.

Councilmember Wilson mentioned that he had been contacted by Jim Skoog, Manager of Friday Harbor House Hotel. Mr. Skoog conveyed that he felt the tourism element had not been fully addressed in the draft plan.

Pat O'Day joined the meeting and accepted the Pig War Week proclamation on behalf of the Historical Society.

Mayor LaPorte itemized 4 pieces of correspondence recently received by the Town regarding the draft plan.

Mayor LaPorte asked for input from the audience.

Irene Vandersluis, 375 Franck Street, expressed concern about the lack of street lights, street maintenance, and sheriff's patrol in certain residential areas. She was opposed to additional annexation and cautioned about LID's. She felt that the ferry terminal should be moved out of downtown and that the Town should tighten variance procedures.

Bud Geneste, Harrison Street, spoke of the need for constraints on growth due to limited availability of water. He summarized his evaluation of the 1986 and draft 1995 Water Comprehensive Plans. He stressed the unlikelihood of the Town acquiring significant additional cost-effective sources of water. Mr. Geneste spoke of regulatory options

available to the Council to curtail additional demands on the water system. He mentioned upcoming needed capital improvements and the associated anticipated revenue shortfalls. Mr. Geneste advised the Council to exercise financial prudence and pointed out the Comprehensive Plan can be revised at a later date. He thanked the Planning Commission and Council for their efforts.

Steve Demerest, 595 Park Street, President of SJI Chamber of Commerce and B&B owner, identified Town elected officials that he felt were supporters of business and tourism. He noted the desire for managed growth and the need for an economic analysis and tourism element in the Comprehensive Plan.

Darcie Nielsen, Senior Planner, San Juan County Planning, referred to the itemized comments on the draft plan in her 6/25/96 letter to the Town. She stated that San Juan County has no provisions in their draft plan for a UGA on San Juan Island outside of the Town of Friday Harbor. Ms. Nielsen noted that the County has no intentions at this time of reducing existing densities in the Pear Point/Turn Point area. She spoke of proposed and existing uses and densities in the vicinity of the Town and the need for cooperative planning policies. She displayed the San Juan County proposed land use designation map for San Juan Island.

Nancy DeVaux, Friends of the San Juans Executive Director, congratulated the Town on the draft plan. She reiterated Mr. Geneste's concerns regarding water availability and growth and expressed support for the size of the Town's proposed UGA. She reiterated concern for water availability and cost and the effects of growth on affordable housing.

Lee Sturdivant, Larsen Street, SJI Park & Recreation Board, encouraged the Town to reconsider the parks/recreation space calculation methodology employed in the draft plan. She felt that the Town will need more parks and recreation area as in-fill progresses.

Claudia Mills, Sutton Road, reiterated Mr. Geneste's concerns regarding water availability and growth.

Ms. Nielsen commented regarding the economic analysis element mentioned in the Joint Planning Policies and noted that the County has identified the major economic sectors as tourism, self-employment, and building. San Juan County has included some economic analysis in their draft plan land use element.

Mayor LaPorte thanked the audience for their input.

Mayor LaPorte and the Council discussed scheduling work sessions to consider the input received and revision of the draft plan.

Councilmember Robinson suggested designating the second Thursday noon meeting as a draft plan work session and that the Council meet to work on the plan on a weekly basis.

Council will provide staff with a itemized list of their concerns. Staff will collate and produce matrix of same.

At 8:09 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn and continue the meeting to July 10, 1996 at 1:30 PM for the quarterly joint meeting with the BOCC. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council/BOCC - July 10, 1996 @ 1:30 PM

The Town Council met in continued regular session for a joint meeting with the San Juan County Board of Commissioners.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present:

Commissioners present: John Evans, Rhea Miller, Tom Starr

SJC staff present: Jamie Marsden, Ron Loewen, Larry Talbott, Darcie Nielsen, Mike Kaufmann

Port staff present: Steve Simpson

Audience present: 7

Town Clerk Dubail announced that Mayor LaPorte had informed his office that he would be unable to attend this meeting.

Councilmember Robinson moved and Councilmember Sheiman seconded to appoint Councilmember Boothman Mayor Pro tem. The motion passed unanimously.

It was agreed that Mayor Pro tem Boothman would chair the meeting.

Commission Chairperson Miller opened the meeting of the BOCC.

At Mayor Pro tem Boothman's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Commissioner Starr presented a hand colored 1996 San Juan County Fair poster to the Town.

Commissioner Starr asked that discussion of the Harbor Boundary issue be added to the agenda, time permitting.

Mayor Pro tem Boothman noted that the Town will be hearing a application request by the Port of Friday Harbor at the next evening Council meeting.

The Council indicated that they would like to discuss the Harbor Boundary issue.

Mayor Pro tem Boothman suggested that ferry traffic management may be a topic for discussion.

Commissioner Miller conveyed that the BOCC understood the law enforcement topic to be discussion of the level of service in Town by the Sheriff. She noted that Undersheriff Talbott was present.

The Council recounted incidents related to the perceived lack of law enforcement presence downtown, including illegal U-turns, expired license tags, and illegal parking.

At 1:38 PM, Councilmember Wilson joined the meeting.

Councilmember Lackey noted a desire for performance standards in the Town contract with the Sheriff and an ongoing desire for incident reports detailing the origin of the perpetrator.

At Commissioner Starr's request, Undersheriff Talbott briefed the meeting on the Sheriff's general patrol schedule in Friday Harbor. Undersheriff Talbott spoke of limited manpower and the allocation of same. He did not feel that the place of origin of the perpetrator was germane. Undersheriff Talbott stated that it requires 3 officers to adequately direct ferry traffic and that U-turn violations are difficult to enforce. He spoke of various reoccurring minor violations and complaints about minors.

Discussion continued regarding ferry traffic management options, including lights and using certified flaggers or ferry personnel to direct traffic.

Commissioner Miller spoke of the rising cost of law enforcement and the resultant stresses on the County's financial reserves.

Councilmember Sheiman suggested that a bicycle patrol may be a viable solution.

Ron Loewen, SJC Public Works Director, noted that either a certified flagger or a law enforcement officer could direct traffic.

Commissioner Starr suggested that an interlocal agreement be developed to address the ferry traffic management issue. Commissioners Miller and Evans concurred.

Councilmember Wilson pointed out that Town taxpayers pay twice what property owners in the county pay for law enforcement.

The Council and the BOCC discussed various aspects of law enforcement.

SJC Senior Planner Darcie Nielsen commented on citizen volunteer programs employed by other communities to provide seasonal traffic direction and visitor information.

The BOCC, Council, and County staff discussed the feasibility of siting a jail facility in-county.

Discussion continued on officer response times, formulating an interlocal agreement, higher costs to Town residents, and seasonal visitor impacts.

Commissioner Miller stated that the County is interested in looking into helping with directing ferry traffic and suggested that the Town pursue the volunteer idea.

Commissioner Evans reminded the group that the idea of the joint meetings was to promote interlocal cooperation.

At 2:17 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to pursue development of an interlocal agreement with San Juan County to handle ferry traffic management in Friday Harbor. The motion passed unanimously.

Councilmember Robinson agreed to serve on an ad-hoc committee to develop same.

Mike Kaufmann, SJC Environmental Health, gave a status report on the County's forest land sludge application pilot project. He asked for Town help in formulating public support for same.

The Council and the BOCC discussed the pilot project. Commissioner Evans pointed out that implementation of a full scale project could be mutually beneficial to the Town and County.

Discussion followed as to the costs and benefits of the project and the possibility of locating other land application sites. It was noted that the County has recently developed land application guidelines and is prepared to review land application applications.

At 2:32 PM, Councilmember Lackey left the meeting due to a work commitment.

Regarding the San Juan Solid Waste Transfer Facility, Mr. Loewen reported a significant increase in use and a subsequent desire by the County for additional space. He said that the County would like to expand operations outside the current leased area and asked if the Council was interested in leasing or selling the entire site to the County.

The Council, BOCC, and staff discussed aspects of the request including, traffic congestion at the site, keeping Town solid waste disposal options flexible, leasing a portion of the site, and impacts on the neighborhood.

The Council indicated a willingness to consider a proposal from the County.

At 2:45 PM, the BOCC and the Council discussed planning for a Turn Point/Pear Point access road. It was pointed out that planning for same is on the new SJC 6 year Transportation Improvement Plan (TIP). It was noted that the County and the Town need to work together to evaluate route alternatives. San Juan County has budgeted \$20,000 for planning and would like the Town to participate financially or with in-kind services.

Councilmember Wilson mentioned that the Town does not have the money to even do its current street projects.

Ms. Nielsen noted that the respective draft Town and County Comprehensive Plans no longer contain language referring to the ferry terminal remaining in Town. The Town and the County do need to address same.

It was mentioned that the draft Intermodal Transportation Plan will be available for review next week.

The Council, BOCC, and staff discussed various transportation issues.

At 2:54 PM, it was decided that discussion of GMA issues would be deferred to the next quarterly joint meeting.

Ms. Nielsen informed the meeting that the SJC Planning Commission would be meeting in the BOCC Hearing Room on 8/2/96 at 1:30 PM to take up the issue of the Town Planning Commission's UGA recommendation. She requested that representatives from the Town attend.

Councilmember Robinson inquired as to the relationship of the Joint Planning Policies to the actual planning process.

Ms. Nielsen pointed out that some issues in the Joint Planning Policies cannot be resolved until the UGA is determined.

Councilmember Robinson responded that some issues, such as the economic analysis, are not even being addressed.

Ms. Nielsen related how SJC is currently obliquely addressing same. Discussion followed on various aspects of the issue.

Commissioner Starr related the current SJC GMA plan development schedule. Discussion followed on the proposed SJC "Rural General Use" land use designation in the vicinity of the Town.

Councilmember Sheiman mentioned that the Council hasn't decided on a Town UGA boundary recommendation.

At Councilmember Robinson's request, Ms. Nielsen will provide the Town with a copy of the SJC current proposed land use designation map for use during Council GMA work sessions.

Commissioner Starr noted the lack of provision for realistic "affordable" SFR parcels in the current SJC draft plan. Discussion followed on various growth planning provision philosophies. The limits of the Town water supply were mentioned.

Commissioner Miller commented that it is better if the Town and the County decide the issues rather than the GMA hearings board.

At 3:22 PM, Commissioner Starr summarized the history and status of the Harbor Jurisdiction Boundaries issue. He stated that the County agrees with the Town proposed boundaries.

The Council and the BOCC discussed the issue. Commissioner Miller stated that the SJC Prosecutor will have the appropriate documents prepared shortly.

At 3:30 PM, Commissioner Miller thanked the Town for a good discussion.

At 3:31 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Gary G. Boothman, Mayor Pro tem
Steven Dubail, Town Clerk

Town Council - July 11, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Treasurer Picinich

Audience present: 4

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Councilmember Boothman moved and Councilmember Lackey seconded to approve the minutes of the 6/20/96 noon and 7:30 PM meetings and the 6/27/96 7:00 PM meeting as submitted. The motion passed unanimously.

Mayor LaPorte informed the Council that he would be leaving the meeting at 1:00 PM to attend a Ferry Advisory Committee meeting on Orcas.

Maintenance Supervisor Reitan reported on water production and water treatment plant operations. He stated that Trout Lake Reservoir is 11" below the spillway. The Water Department is continuing with the main line flushing program. Portions of Town recently experienced discolored water for a short time due to iron sediment stirred up when a second pump at the treatment plant came online.

The Council and Maintenance Supervisor Reitan discussed various water production and distribution issues.

Maintenance Supervisor Reitan reported that all the new blowers are online at the wastewater treatment facility. The new sludge hauling truck may be delivered by the end of next week.

The Council and Maintenance Supervisor Reitan discussed the San Juan County forest land sludge application pilot project. Maintenance Supervisor Reitan stated that he felt the Town's current procedure was more cost effective but that it was nice to have a disposal alternative.

The Street Department is working on maintenance and street reconstruction projects.

The Refuse Department is functioning well.

Maintenance Supervisor Reitan reported on the installation of a replacement water main in the vicinity of Skagit Valley College.

The Mayor commended the street crew for their efforts during the Fourth of July festivities.

Maintenance Supervisor Reitan responded to various inquiries from the Council including, Town plans for the Street Department to possibly utilize the incinerator building and possible San Juan County utilization of other areas at the solid waste facility.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

At 12:25 PM, Building Official Hodges summarized Building Department activity for June.

The Council and Mr. Hodges discussed particulars of various building projects.

Mr. Hodges reported that his department is proceeding with life safety inspections and that new outdoor burning regulations are being developed.

Mayor LaPorte thanked Building Official Hodges for his report.

Permit Coordinator Warren Jones distributed a report and summarized current Planning Department activity and projects including a recent aerial photo flight.

Mayor LaPorte thanked Mr. Jones for his report.

Fire Chief Rosenfeld reported his department has responded to 16 calls since his last report, some quite serious. He summarized manpower levels, recruit programs, training with Fire District #3, department participation in the Fourth of July activities, including hosting the Victoria Fire Department horse-drawn steam pumper, and other department issues. The Friday Harbor Fire Department has been invited to bring the Town's restored Cadillac fire engine to participate in the Victoria Day parade next year.

Mayor LaPorte thanked Fire Chief Rosenfeld for his report.

Permit Coordinator Jones displayed the new aerial photo mosaic.

At 12:56 PM, Councilmember Robinson moved and Councilmember Lackey seconded to approve payment of claims warrants #11835 through 11907 in the amount of \$86,792.75 and payroll warrants #4826 through 4891 in the amount of \$94,821.83. The motion passed unanimously.

At 12:57 PM, Mayor LaPorte left the meeting to attend a Ferry Advisory Committee meeting on Orcas.

Councilmember Wilson moved and Councilmember Robinson seconded to appoint Councilmember Sheiman Mayor Pro tem. The motion passed unanimously.

The Council took up discussion of development of the Town flag. Councilmember Boothman will chair an ad-hoc committee to research same.

At 1:02 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Vonda L. Sheiman, Mayor Pro tem
Steven Dubail, Town Clerk

Town Council - July 11, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Treasurer Picinich & Attorney Eaton

At 7:35 PM, Mayor LaPorte opened the Public Hearing to review the Six Year Transportation Improvement Plan for the years 1997 through 2002.

The Council discussed the plan. Charles Nash inquired on the status of Warbass Way. Having many questions regarding the plan, Councilmember Robertson moved and Councilmember Wilson seconded to defer adoption of the plan until Administrator Fitch's return. The motion passed unanimously.

At 7:40 PM, the Council considered the adoption of the Findings and Conclusions of Law regarding Shoreline Substantial Development Permit Application #62 to construct a 23' x 8' wooden deck and planter boxes at the Town Square Commercial Building.

Councilmember Lackey excused himself from the discussion.

Councilmember Boothman moved and Councilmember Wilson seconded to reconsider Shoreline Substantial Development Permit Application #62.

Councilmember Robinson supported the motion citing the need to make sure the decision on this application is open and fair.

The motion was unanimously approved.

Councilmember Lackey rejoined the meeting.

Mayor LaPorte reported on the recent meeting he attended with the Department of Transportation (DOT) regarding ferry service in the San Juan Islands. Based on San Juan County's Comprehensive Plan, DOT predicts that by the year 2015 eighty percent of every sailing will be overloaded. DOT is considering in the future to waive the 10 mile option rule which will allow more private passenger ferries to operate in the San Juan Islands and installing two ferry landings on certain islands.

At 7:50 PM, Councilmember Boothman suggested a short recess.

The meeting reconvened at 7:59 PM.

At 8:00 PM, Mayor LaPorte opened the Public Hearing on the Port of Friday Harbor Shoreline Substantial Permit Application #61 for change of use of the existing concrete floating breakwater to facilitate berthing for transportation vessels and to enlarge and relocate a utility building on the existing pier and to change the use of said building to accommodate a public gathering area including visitor information services, public restrooms, and ticketing.

Mayor LaPorte asked if any member of the Council has any disclosures to make. Councilmember Sheiman explained that her business partner Jeff Behrens of Fantasy Cruises has a loan pending to finance his boat operation. Mayor LaPorte disclosed that he is a friend to both Port Commissioner Brian Calvert and Port Administrator Steve Simpson.

Port Commissioner Calvert objected to Councilmember Lackey's participation in the hearing referring to a letter which Councilmember Lackey submitted to the local papers in October 1995 that questioned Port of Friday Harbor activities.

Councilmember Lackey explained his reasons for writing the letter and that it was based on misinformation and apologized for writing the letter. Port Commissioner Calvert withdrew his objection.

Councilmember Boothman disclosed that he had received a telephone call from the director of the Whale Museum expressing his support of the permit application.

Permit Coordinator Jones explained the permit application and the staff report.

Port Administrator Simpson distributed copies of the Port of Friday Harbor mission statement and explained why the Port was seeking the request for the Shoreline Management Substantial Development Permit.

At 8:25 PM, Mayor LaPorte opened the hearing to public input.

Darryl Briant, vice president and general manager of Clipper Navigation expressed his company's support of this application.

Art Lumkes, White Whale Tours, supported the need for a passenger terminal and public restrooms.

Former Port Commissioner Nourdine Jensen expressed his support for the application as did Jim Skoog, Innkeeper of Friday Harbor House, Bill Wright, owner of Nature's Image's, and Colleen Johansen representing the "A" Street merchants.

Roger Bennett, president of the Pier One Corporation, stated his support for the landing of tour boats and passenger ferries at the Spring Street Landing but had concerns regarding the proposed building and uses of the property.

Darrell Roberts, a Spring Street Landing businessman, stated that priority needs to be given to constructing the building and installing much needed restrooms.

Claudia Mills, San Juan Island, supports the present undeveloped pier and is not in favor of unloading more passengers into the all ready congested Town of Friday Harbor.

Captain Jeff Behrens of Fantasy Cruises expressed his support of the application and believes the Port of Friday Harbor's proposal benefits the community.

Marguerite Bennett, secretary of the Pier One Corporation, expressed her concerns regarding uses of the area and probable transportation problems.

Lynn Danaher, San Juan Excursions, expressed the need for public restrooms in the area and requested that the use of the pier be limited to passenger 2D only ferries.

Lee Sturdivant requested that limitations on the number of boats landing at the pier and the number of passengers loading/unloading should be required. Ms. Sturdivant suggested that the proposed building should be relocated to lessen view blockage.

Dave Nash, owner of Buffalo Boat Works, expressed his concerns of the size of passenger vessels allowed and questioned the safety of more boat traffic in an all 2D ready congested harbor.

Port Commissioner Calvert explained that the proposed project was about harbor safety and convenience to visitors of the Town. He also distributed to the Council a letter written to the Port from Virgil Hennen expressing his support of the Port's proposal.

At 9:30 PM, Councilmember Sheiman moved and Councilmember Lackey seconded to continue the meeting until 10:00 PM. The motion was unanimously approved.

At 9:50 PM, Mayor LaPorte closed the public input portion of the hearing. All input is on tape.

Councilmember Sheiman moved and Councilmember Lackey seconded to extend the meeting until 10:30 PM. The motion was unanimously approved.

At 9:51 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 10:00 PM and the Council began its deliberations.

Councilmember Boothman moved and Councilmember Wilson seconded an additional condition to the staff report that water based use of the breakwater be limited to the combined overall length of passenger vessels not to exceed 90 feet from June 1 to October 1. The motion was defeated by a 4 to 1 vote.

The Council discussed the possible view blockage caused by passenger vessels mooring on the breakwater longer than just for loading and unloading passengers.

Councilmember Robinson moved and Councilmember Lackey seconded to accept the breakwater portion of Shoreline Management Substantial Development Application #61 adding that the use of the breakwater will be limited to the loading and unloading of passengers only with no mooring allowed. The motion was unanimously approved.

At 10:20 PM, Councilmember Wilson moved and Councilmember Sheiman seconded to continue Council deliberations on the construction, design and use of the building and the upland uses of Shoreline Management Substantial Development Permit #61 reserving the right to reopen the public input portion of the hearing. The motion was unanimously approved.

The scheduled executive session was canceled.

At 10:30 PM, Councilmember Sheiman moved and Councilmember Lackey seconded to continue the meeting until Wednesday July 17, 1996 at 7:30 PM to continue deliberations on Shoreline Management Substantial Development Permit #61 and to reconsider Substantial Development Permit and Variance Application #62. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Wendy J. Picinich, Clerk Pro tem

Town Council - July 17, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Attorney Eaton

Audience present: 21

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

Mayor LaPorte opened the continued Public Hearing for the Port of Friday Harbor application for a Shoreline Substantial Development Permit for change of use of the existing concrete floating breakwater to facilitate berthing for transportation vessels and to enlarge and relocate a utility building on the existing pier and to change the use of said building to accommodate a public gathering area including visitor information services, public restrooms, and ticketing.

Mayor LaPorte reopened the hearing for public input.

At Councilmember Robinson's inquiry, Port Commissioner Calvert stated that the Port had no objections to the Council's previous decision regarding permitted uses of the breakwater.

Attorney Eaton noted that the new conditions specified by Council were in addition to the conditions recommended in the 7/3/96 staff report.

At Port Commissioner Hertel's inquiry, Attorney Eaton reiterated the approved uses for the Spring Street Landing Aquatic Area as specified in the staff report.

Discussion followed as to what portion, if any, of the breakwater could be used for mooring.

At 7:45 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to amend the motion of 7/11/96 by Councilmembers Robinson and Lackey to delete the words "long term or overnight". The motion passed unanimously. The revised condition shall be identified as Conclusion 1e.

At 7:50 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to reword Conclusion 1d to read: "The Port shall have 550 lineal feet for purposes of passenger vessel mooring on the main breakwater and of said 550 feet, 374 feet shall be for purposes of passenger vessel loading and unloading. The motion passed unanimously.

The Council and staff discussed the stated and understood requirements for the Port to comply with and enforce the provisions of the permit.

Councilmember Boothman proposed an additional condition that passenger ferry scheduling not conflict with WSDOT ferry operations.

Mayor LaPorte and the Council discussed same.

The Council approved changing the word "moorage" in the minutes of the 7/11/96 7:30 PM meeting to "mooring".

At 8:08 PM, hearing no further comment, Mayor LaPorte closed the public input portion of the hearing and opened the hearing for Council deliberation.

Councilmember Robinson proposed that passenger ferry ticket sales, with conditions, be permitted in the proposed building.

The Council discussed the implications of same and the interpretation of the intent of "water dependent" in the Shoreline Master Program.

Councilmember Wilson expressed opposition to allowing passenger ferry ticket sales in the proposed building.

Councilmember Sheiman expressed support for allowing passenger ferry ticket sales in the proposed building.

Councilmember Boothman suggested that public restroom facilities in the proposed building be sized to the anticipated number of people transiting through the area.

Building Official Jim Hodges responded to Council inquiries as to restroom sizing based on average passenger loads.

The Council and staff discussed aspects of the issue.

At 8:33 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to accept the staff report, as revised, for uses in the Spring Street Landing Aquatic Area and building, and to add a revision to allow passenger ferry ticket sales in the proposed building. The motion passed with Councilmembers Lackey, Robinson, and Sheiman voting in the affirmative, Councilmembers Boothman and Wilson opposed.

The Council took up consideration of approval of uses for the upland area.

Following discussion, at 8:41 PM, Councilmember Boothman moved and Councilmember Robinson seconded to reword Conclusion 11d to specify "emergency response" rather than "EMT" access areas "be maintained".

Following discussion, the motion passed unanimously.

At 8:46 PM, Councilmember Lackey moved and Councilmember Sheiman seconded to accept the recommendations of the staff report. The motion passed unanimously.

At 8:47 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:55 PM.

Mayor LaPorte opened Council deliberation for reconsideration of the Shoreline Substantial Development Permit application to construct a 23' x 8' wooden deck and planter boxes at the Town Square Commercial Building.

Having previously decided not to participate in the issue for appearance of fairness reasons, Councilmember Lackey stepped down and left the room.

Mayor LaPorte read the minority report submitted by Councilmember Wilson and spoke to the points raised. He inquired if there was any challenge from the audience to his participation in the issue. None was forthcoming.

Councilmember Wilson informed the meeting that he is presently repairing the vehicle of one of the interested parties in the application.

Councilmember Boothman stated that, following review of the draft Findings of Fact and Conclusions of Law, he cannot support the original vote.

Councilmember Wilson spoke of contention regarding pedestrian flow in the area and observations of same. He noted the importance of accessibility of public areas.

At Councilmember Robinson's inquiry, Building Official Hodges referred to his memo to the Mayor of 7/17/96 regarding accessibility.

Councilmember Sheiman remarked that her personal observations did not suggest a problem with pedestrian traffic in the area at this time. The Council could revisit the issue in the future if a problem developed.

Councilmember Wilson recounted that the deck area inside the boundary of the planter boxes is not utilized by the public. He reminded the Council that the previous decision regarding passenger ferries may cause additional pedestrian impact on the area.

The Council discussed the desire to keep the area attractive and facilitate public use of the area.

Mayor LaPorte suggested that the issue be revisited if it became apparent that additional sidewalk area was necessary.

Discussion continued regarding the perception that the decks and planter boxes delineate a non-public area, feasible use of the sloping area, ascetics, and improving pedestrian flow.

Councilmember Sheiman reiterated the desire to keep the area attractive and arrive at an acceptable compromise.

The Council and staff discussed procedural matters. Attorney Eaton advised that the Council may approve or deny any portion of the application.

At 9:29 PM, Councilmember Wilson moved and Councilmember Boothman seconded to deny Shoreline Substantial Development Permit and Variance Application #62. The motion carried with Councilmembers Boothman, Robinson, and Wilson voting in the affirmative, Councilmember Sheiman opposed.

At 9:30 PM, Councilmember Boothman moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - July 18, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

Audience present: 4

At Mayor LaPorte's request, Councilmember Boothman led the meeting in the Pledge of Allegiance.

Mayor LaPorte presented the new Town logo pins to the Council, staff, and audience.

As a non-agenda item, Councilmember Wilson suggested that the penalties in FHMC 12.08 regarding skateboards and bicycles may need to be increased.

The Council and staff discussed various aspects of the issue, including liability and the cost of the Town acquiring additional insurance to allow siting a skateboard area.

Councilmember Robinson will research the possibility of a joint project with the SJI Park & Recreation District.

At 12:19 PM, Council began a work session on the draft GMA Comprehensive Plan.

Administrator Fitch summarized the project to date and spoke of process alternatives for the future.

A 7/15/96 memo from Councilmember Robinson regarding proposed revisions to the draft plan and a copy of the Economic and Fiscal Impact Analysis of the San Juan County Comprehensive Plan obtained by Councilmember Boothman were distributed to the Council.

The Council and staff briefly discussed Councilmember Robinson's memo, water availability, analysis of previously submitted comments and the consideration of inclusion of same in the plan, the efforts of the Planning Commission, the need for

comments from the Council (preferably in digital form), the need to stress the uniqueness of the Town as an island community, and the Council plan review process and the schedule for same.

Administrator Fitch requested that the Council submit their comments for the entire plan at one time.

The Council scheduled draft comprehensive work sessions for the 2nd and 4th Thursdays of each month at 7:30 PM. The Council will prepare their comments for forwarding to consultant Jim Slocumb in a timely manner.

The Council and staff briefly discussed San Juan County Senior GMA Planner Darcie Nielsen's comments on the Town's draft plan with Ms. Nielsen. Ms. Nielsen noted that, at this point, the San Juan County Planning Commission intends to consider the Town of Friday Harbor Planning Commission's UGA recommendation.

At Administrator Fitch's inquiry, the Council indicated that they may wish to modify the Town of Friday Harbor UGA recommendation.

Extensive discussion followed regarding same.

The proposed UGA will be a topic for discussion at the next work session.

Councilmember Lackey moved and Councilmember Robinson seconded to approve payment of claims warrants #11909 through 11947 in the amount of \$43,536.06. The motion passed unanimously.

At 1:29 PM, Councilmember Lackey moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - July 18, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

Audience present: 4

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Councilmember Wilson moved and Councilmember Lackey seconded to accept the minutes of the 7/10/96 1:30 PM and 7/11/96 noon meetings as submitted. The motion passed unanimously.

There were no non-agenda items presented.

Mayor LaPorte introduced draft resolution #1046, a resolution providing for a Six Year Transportation Improvement Program for the years 1997 through 2002.

Administrator Fitch explained the particulars of same.

The Council and staff discussed in depth various aspects of the proposed plan.

At 7:49 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adopt Resolution #1046. The motion passed unanimously.

The Council and staff reviewed the draft HB1724 Land Development Action matrix prepared by Permit Coordinator Jones and Attorney Eaton.

Mayor LaPorte, the Council, and staff discussed whether approval of Short Plat applications could be handled more expeditiously by staff. The consensus of Council was that Short Plats should be decided by staff. The Council approved the proposed action matrix as revised.

At 8:03 PM, Mayor LaPorte opened the Public Hearing to rezone 1.44 acres of Port of Friday Harbor property at 775 Spring Street from Professional Services Commercial to Light Industrial and instructed the meeting in the procedure that would be followed. Hearing no objection to his or any Councilmembers participation, Mayor LaPorte asked Permit Coordinator Jones to present the staff report.

Mr. Jones summarized the 7/12/96 staff report. Same had been previously distributed to Council. The staff recommendation is that the Town and the Port should sign a concomitant agreement stipulating that the Port will place restrictions on tax parcel #351491612 which will prohibit residential and transient residential use, and that the Town will agree to zone the entire tax parcel as light industrial.

Staff responded to various inquiries from the Council regarding the history of rezones in the area.

Steve Simpson, Port Director, responded to a question from the Council regarding runway alignment. Mr. Simpson conveyed that the Port supports compatible land uses around the airport and stated that he was in agreement with the proposed concomitant agreement.

The Council, staff, and Mr. Simpson discussed allowable uses under FAA regulations and potential leasehold revenues and taxes.

At 8:23 PM, Mayor LaPorte opened the hearing for public input.

Jim Slocomb spoke in support of the proposal and remarked that the Council may be rezoning a number of parcels in the near future to conform with the new GMA Comprehensive Plan.

Permit Coordinator Jones noted a recommendation by a Town planning consultant that the town could benefit from IND zoned land owned and for lease by a public agency.

At Administrator Fitch's inquiry, Mr. Simpson commented on aircraft noise contours in the area, airport noise calculations, drainage problems with a pedestrian path that crosses the subject property, and Port plans to install a sidewalk along the subject property.

At 8:43 PM, Mayor LaPorte closed the public input portion of the hearing, noting that the Council reserves the right to reopen the hearing for public input at a later time or date, and opened the hearing for Council deliberation.

Councilmember Robinson expressed support for the proposal.

Councilmember Wilson suggested that certain uses permitted in a light industrial zone per FHMC 17.40.020: G) community or public park and recreational facilities; H) indoor entertainment and amusement facilities; and I) educational, cultural, governmental, religious or health care facilities, be prohibited for the subject property in the proposed concomitant agreement.

The Council discussed and concurred with Councilmember Wilson's suggested modification.

At 8:50 PM, Councilmember Lackey moved and Councilmember Wilson seconded to accept the recommendations of the staff report, as modified, for Rezone Application #46. The motion passed unanimously.

Mayor LaPorte declared a short recess.

The meeting reconvened at 8:57 PM.

Mayor LaPorte introduced draft resolution #1049, a resolution authorizing the Mayor to execute a contract with the engineering firm of Gray & Osborne, Inc. for preparing a storm drain design from Malcolm Street to East Street.

The Council and staff discussed the particulars of same.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Resolution #1049. The motion passed unanimously.

Mayor LaPorte introduced draft resolution #1050, a resolution authorizing an interfund loan from the Current Fund to the Fire/Bond Redemption Fund in an amount not to

exceed \$8,600.00 to cover the bond payment until the second half tax revenues are received.

Councilmember Lackey moved and Councilmember Wilson seconded to adopt Resolution #1050. The motion passed unanimously.

At 9:04 PM, Administrator Fitch inquired as to whether the Council was interested in hearing an appeal from a single family resident on Hillview Terrace regarding excusing his water bill resulting from a service line break after the meter. The leak resulted in a loss of approximately 370,000 gallons in one month resulting in water bill in excess of \$1,200.

Administrator Fitch conveyed the provisions regarding same in the FHMC and recounted previous Council decisions that a customer was responsible for all water through the meter.

Treasurer Picinich related her understanding of the particulars of the incident. It was noted that this customer has had a similar, although less severe, leak in the past.

The Council reiterated their previous stated position on account responsibility and directed staff to arrange a time payment plan for the customer.

Administrator Fitch reported receipt and distribution to the Council of a comment from Claudia Mills suggesting that a 3-way stop be instituted at the Spring Street/Second Street intersection.

The Council discussed various aspects of the intersection.

Administrator Fitch related an article in the Daily Journal of Commerce which reports that the City of Seattle is considering a property tax increase to fund street maintenance, and an article regarding a recent court ruling supporting DOE's policy that practically no new surface or ground water rights will be issued in western Washington.

At 9:18 PM, Councilmember Lackey moved and Councilmember Wilson seconded to go into executive session to discuss pending litigation. No action will be taken in executive session. The motion passed unanimously.

At 9:33 PM, Councilmember Boothman moved and Councilmember Lackey seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

At Councilmember Robinson's inquiry, the Council indicated a desire to determine the occupancy rate of "affordable" housing. Staff will research same.

At 9:35 PM, Councilmember Lackey moved and Councilmember Sheiman seconded to adjourn and continue the meeting to 7/25/96 at 7:30 PM for a Council GMA work session. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - July 25, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Attorney Eaton

Audience present: 6

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

As non-agenda items: Arnell Haws, Senior Services Coordinator, invited the Council to attend the groundbreaking ceremony for the new Mullis Senior/Community Center and Park, Caines Street, on August 2, 1996 at 2:00 PM.

Lew Dickinson, Spring Street Square, 850 Spring Street, expressed the opinion that the Town does not have an easement for the Town's water transmission main across his and adjacent properties. He would like the issue resolved.

The Council reviewed a 7/24/96 memo from Town Clerk Dubail regarding "affordable" housing occupancy rates. Councilmember Robinson will do further research on the issue.

The Council reviewed a proposal from Jim Slocomb, Island Carto-Technical, to facilitate and coordinate the completion of the Town's GMA Comprehensive Plan.

The Council and staff discussed the proposal, including the advisability of utilizing a facilitator.

At 7:45 PM, Councilmember Boothman moved and Councilmember Lackey seconded to accept said proposal from Island Carto-Technical. The motion passed unanimously.

Mr. Slocomb distributed and reviewed with the Council a list of 11 UGA discussion points.

The Council and staff reviewed the current Urban Growth Area (UGA) recommendation by the Town of Friday Harbor Planning Commission.

Darcie Nielsen, San Juan County Senior GMA Planner, stated that San Juan County has determined that the Town could meet the island's 20 year UGA needs within the Town's current boundaries.

Sharon Richard, San Juan Island School Board Chairperson, noted that the school has now hired a new superintendent (Steve Enoch - present) and the Board will return to the issue of acquiring a site for a new school facility.

Discussion followed on current school siting alternatives, San Juan County Planning Commission consideration of the Town of Friday Harbor Planning Commission UGA recommendation, green belts and open space provisions in the draft comprehensive plan, provisions for and viability of light industrial and commercial use zoned land on Port property, the potential for rezoning to meet GMA needs, new zoning designations in the draft comprehensive plan, the benefits and drawbacks of enterprise development on leased land, interim zoning, the potential for rezoning litigation, the eventual elimination of pyramid zoning, that "UGA" does not necessarily equate to annexation, the Town's limited water supply, the potential for joint planning and permitting in the UGA, and the desire for a "sphere of influence" around the Town.

At 8:38 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 9:44 PM.

Councilmember Boothman suggested consideration of designating Port owned property in the proposed UGA for the siting of public facilities. The Council discussed aspects of same. It was noted that the GMA anticipates designation of intended uses of UGA land.

It was mentioned that the new school superintendent has made appointments to meet with individual Councilmembers.

The Council and Mr. Slocomb discussed the advisability of making any significant changes to the current UGA recommendation of the Town of Friday Harbor Planning Commission. Same would require additional public process and analysis.

Discussion followed on the eventual evolution of joint planning policies with San Juan County and an "agreement to agree."

At 9:02 PM, Councilmember Robinson moved and Councilmember Lackey seconded to accept the UGA recommendation of the Town of Friday Harbor Planning Commission. The motion passed unanimously.

Administrator Fitch informed the Council that he will be out of office due to a family illness from 7/31/96 through 8/10/96.

At 9:06 PM, Councilmember Lackey moved and Councilmember Boothman seconded to go into executive session to discuss pending litigation. The motion passed unanimously.

At 9:30 PM, Councilmember Boothman moved and Councilmember Lackey seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

At 9:30 PM Councilmember Boothman moved and Councilmember Lackey seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - August 1, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present:

Audience present: 7

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Sheiman seconded to approve the minutes of the 7/11/96 7:30 PM, 7/17/96 7:30 PM, 7/18/96 noon, 7/18/96 7:30 PM, and 7/25/96 7:30 PM Council meetings as amended. The motion passed unanimously.

Maintenance Supervisor Reitan reported that the Water Treatment Plant is functioning fairly well. Saturday 7/27/96 was the peak water production day so far this year with 870,000 gallons produced. Trout Lake Reservoir is 23 " below the spillway.

The Wastewater Treatment Plant is functioning very well with the new aeration pumps. The onsite generator is no longer adequate to operate the plant during power outages. Maintenance Supervisor Reitan will be looking for a new 150kw generator. The cost estimate for same is \$25,000. The new sludge hauling truck should be delivered next Tuesday.

Maintenance Supervisor Reitan noted that the Council has been provided with copies of his memo to Administrator Fitch regarding the recent fuel supply bids.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

At 12:15 PM, Building Official/Town Marshal Jim Hodges summarized his report previously distributed to the Council.

Regarding parking enforcement, the new parking enforcement officer, Joyce Gaylard, is doing well. Mr. Hodges advised that some fines may need to be revised to be effective.

At 12:16 PM, Councilmember Robinson joined the meeting.

Mr. Hodges mentioned that a significant number of development permits have not been finalized due to outstanding curb, gutter, and sidewalk construction obligations. He noted that an option available to the Council is to require construction or payment of the

fee-in-lieu-of 2Dconstruction prior to issuance of a building permit. He asked for Council direction regarding enforcement of curb, gutter, and sidewalk construction regulations.

Councilmember Robinson suggested that a water connection not be approved for such developments until the curb, gutter, and sidewalk construction regulations have been complied with. Councilmember Lackey concurred.

The Council and Mr. Hodges discussed building life safety issues.

Councilmember Robinson reiterated his suggestion that a water connection be predicated on compliance with the terms of a building permit.

The Council discussed various aspects of the issue.

At Mayor LaPorte's suggestion the issue will be future agenda item.

Mayor LaPorte thanked Mr. Hodges for his report.

At 12:30 PM, Permit Coordinator Warren Jones distributed and summarized his report of Planning Department current projects and activity for the previous month.

Mayor LaPorte thanked Mr. Jones for his report.

Fire Chief Rosenfeld reported on significant fire and rescue calls during the previous month. He mentioned that this may be the last year that the Firefighters Association conducts the pancake breakfast during the Jazz Festival.

Chief Rosenfeld reported on the Fire Department's response at 2 recent major fires. The Council and Chief Rosenfeld discussed various aspects of Fire Department operations.

Chief Rosenfeld requested that his report be scheduled earlier on the agenda.

Mayor LaPorte thanked Chief Rosenfeld for his report.

The Council received a presentation from Mr. Richard Zoller, Hillview Terrace, regarding his high water consumption due to a recent break in his service line. Mr. Zoller felt that water pressure in excess of 100 psi from the Hillview Terrace Water Association system was the cause of the problem. He noted that he had experienced 2 previous breaks in his service line (10/90 & 6/94). He requested that he be reimbursed for the amount he paid due to the previous breaks and be forgiven for his current water charges. He reiterated that the water to his location is distributed through a Town meter by the Hillview Terrace Water Association and that the water association is responsible for the high water pressure problem.

Mayor LaPorte, the Council, and Mr. Zoller discussed various aspects of the issue, including the pressure rating of his water service pipe line. It was suggested that he

request the Hillview Terrace Water Association install a pressure reducer adjacent to his water meter.

The consensus of the Council was that per established policy and regulation, Mr. Zoller was responsible for his water account. He may wish to seek compensation for same from the Hillview Terrace Water Association.

Mayor LaPorte thanked Mr. Zoller for his presentation.

As a non-agenda item; Councilmember Wilson asked the Council if they were interested in a demonstration of a new low-flush toilet. The Council expressed interest in same.

As a non-agenda item; Councilmember Robinson informed the Council that the San Juan Island Park & Recreation District is working on the skateboard issue. A recently found State law may minimize the liability issue. He will continue to investigate the situation. Additionally, he is still researching "affordable" housing occupancy rates.

At 1:04 PM, Councilmember Lackey moved and Councilmember Sheiman seconded to approve payment of claims warrants #11961 through 11999 in the amount of \$46,872.53 and payroll warrants #4894 through 4931 in the amount of \$99,289.49. The motion passed unanimously.

At 1:04 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - August 1, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, & Wilson
Others present: Attorney Eaton
Audience present: 4

Town Clerk Dubail informed the Council that Councilmember Sheiman had notified his office that she would be unable to attend this meeting.

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Jim Slocomb summarized the purpose of the Draft Task List for completion of the 1996 Comprehensive Plan for the Town of Friday Harbor. The list was distributed to the Council at the noon meeting.

Mayor LaPorte and the Council discussed various aspects of the list with Mr. Slocomb.

The Council took up discussion regarding the location of easements for the Town's main water transmission line in the NE quarter of Section 14. Councilmember Boothman stepped down as the issue affects his property.

Attorney Eaton briefed the Council on the matter and noted that there is a "scriveners error" in the original easement which refers to the SW corner of the NW quarter rather than the SW corner of the NE quarter of the NW quarter of Section 14.

Lew Dickinson, 850 Spring Street, property owner in the area, stated that he did not care if the line is moved or not but that some of the other property owners such as the Port of Friday Harbor would like to see the line moved. He mentioned that the line crosses the most feasible building site on a parcel that he recently purchased from Carl Perovich. He stated that he and other property owners are willing to contribute financially to relocate the water line.

Mayor LaPorte and the Council discussed various aspects of the issue with Mr. Dickinson and staff. The Council requested that staff research the estimated cost and easement availability to relocate the line and the life expectancy of the existing line.

Mayor LaPorte thanked Mr. Dickinson for his participation.

At 7:55 PM, Mayor LaPorte presented the Findings of Fact and Conclusions of Law regarding Shoreline Substantial Development Permit Application #62 to construct a 23' x 8' wooden deck and planter boxes at the Town Square Commercial Building. Councilmember Lackey stepped down and left the room as he was not involved in the decision on the issue.

Councilmember Boothman moved and Councilmember Robinson seconded to adopt the Findings of Fact and Conclusions of Law regarding Shoreline Substantial Development Permit Application #62. Following discussion, the motion passed unanimously.

Councilmember Lackey rejoined the meeting.

Mayor LaPorte presented the Findings of Fact and Conclusions of Law regarding Shoreline Substantial Development Permit Application #61 to change the use of the Port of Friday Harbor breakwater at Spring Street Landing and to construct a passenger terminal building.

Councilmember Lackey moved and Councilmember Boothman seconded to reconsider the issue. The motion passed unanimously.

The Council discussed whether retail passenger ferry ticket sales over water was a water dependent use, marine fuel sales, interpretation of the Town of Friday Harbor Shoreline Master Program, and the appropriateness of upland ticket sales.

Councilmember Robinson strongly expressed the position that passenger ferry ticket sales should be allowed on the wharf and that same was a water dependent use.

At 8:06 PM, Councilmember Boothman moved and Councilmember Lackey seconded to accept the Findings of Fact and Conclusions of Law regarding Shoreline Substantial Development Permit Application #61 with the removal of Evaluation Facts #25 - "Sales of passenger vessel tickets is a water dependent use." and #26 - "Use of a structure located over water as a ticketing office would be compatible with the Town's Shoreline Master Program".

Councilmember Boothman moved and Councilmember Lackey seconded to amend the above motion to include removal of the word "ticketing" from Approved Uses for the Spring Street Landing Aquatic Area - 10(a), and the phrase "except for passenger vessel ticketing sales" from 10(b). The motion to amend passed with Councilmembers Boothman, Lackey, and Wilson in favor, Councilmember Robinson opposed.

Councilmember Boothman moved and Councilmember Lackey seconded to amend the amended main motion to include the phrase "loading and unloading" in Conclusion #1. The motion to amend passed with Councilmembers Boothman, Lackey, and Wilson in favor, Councilmember Robinson opposed.

The main motion passed as amended with Councilmembers Boothman, Lackey, and Wilson in favor, Councilmember Robinson opposed.

At 8:17 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:25 PM.

Mayor LaPorte presented the Findings of Fact and Conclusions of Law regarding Rezone Application #46 to rezone of 1.44 acres of Port of Friday Harbor property at 775 Spring Street from Professional Services Commercial to Light Industrial.

Councilmember Lackey moved and Councilmember Boothman seconded to adopt the Findings of Fact and Conclusions of Law regarding Rezone Application #46. The motion passed unanimously.

Attorney Eaton briefed the Council on the implications and implementation of ESHB 1724 - the Regulatory Reform Act of 1995.

Mayor LaPorte and the Council discussed various aspects of the new regulations with Attorney Eaton, in particular, Part IV - Local Permit Processing.

Mayor LaPorte, the Council, and staff discussed the Land Development Action Matrix prepared by the Planning Department and approved with modification by the Council on 7/18/96. It was specified that the intent of the Council was that the Council would hold required public hearings, Short Plats will be an administrative decision.

Mayor LaPorte, the Council, and staff discussed the Planning Commission's role in the development permit process, including having the Planning Commission hold a discussion meeting with the applicant, and better utilization of the Planning Commission.

Attorney Eaton will work with staff to develop implementation legislation for ESHB 1724.

At 9:24 PM, Councilmember Lackey moved and Councilmember Boothman seconded to continue the meeting to 9:45 PM. The motion passed unanimously.

Councilmember Lackey moved and Councilmember Wilson seconded to go into executive session to discuss pending litigation. The motion passed unanimously.

At 9:49 PM, Councilmember Robinson moved and Councilmember Lackey seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

Councilmember Lackey moved and Councilmember Wilson seconded to continue the meeting to 10:00 PM. The motion passed unanimously.

Councilmember Boothman reminded the Council of the scheduled San Juan County Planning Commission public hearing at 1:30 PM on 8/2/96 in the BOCC hearing room regarding the Town's UGA recommendation.

Mayor LaPorte informed the Council that the Washington State Water and **Wastewater** Operator Certification Board of Examiners was issuing a Certificate of Competency to Andrea Avery.

At 9:52 PM, Councilmember Lackey moved and Councilmember Robinson seconded to adjourn and continue the meeting to 7/8/96 at 7:30 PM for a GMA Comprehensive Plan work session. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - August 8, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present:

Audience present: 3

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

A fax from Terry Renhack expressing his opinion regarding the recent Spring Street Landing Substantial Development Permit Application was distributed to the Council.

Mayor LaPorte distributed a letter from the Washington State Housing Finance Commission regarding, and notified the Council of, an upcoming public hearing in Seattle on 8/22/96 to consider allocation by the Commission of federal low-income housing tax credits to help finance the construction of a 25 unit multifamily residential project known as Harbor Village.

Mayor LaPorte, the Council, planning consultant Jim Slocomb discussed researching the matter and submitting written comments regarding same. The planning staff will research the issue and prepare appropriate draft comments for Council consideration at the 8/15/96 evening meeting.

The Council began a work session on the draft GMA Comprehensive Plan.

Planning Consultant Slocomb referred to his previously distributed 8/6/96 JPP (Joint Planning Policy Group) Discussion List. He would like a clear indication from the Council as to how much authority the Town JPP members have to negotiate with the County.

Mr. Slocomb summarized the 3 agreements he anticipates will have to be negotiated with the County: 1) a UGA management agreement, 2) a "sphere of influence" inter-local agreement, and 3) a Local Government Service agreement. He noted that a San Juan County 8/1/96 redraft of the 1/10/96 preliminary Friday Harbor UGA Management Agreement was included in the Council packet.

Discussion followed on current and proposed San Juan County land use regulations, the Town's negotiating posture with San Juan County, defining land use designations in the UGA, transfer by the County of development rights into the UGA for high density development, in particular the proposed Rural General Use (RGU) land between Mullis Road and Argyle Road, density and water supply, and identifying a "courtesy development notice area" within 500' of Town limits or within 500' of the UGA boundary.

The Council expressed support for the proposed "courtesy development notice area" but were opposed to the designation of a transfer of development rights receiving area in the UGA or adjacent to the Town.

At 8:17 PM, Mayor LaPorte declared a recess.

The meeting reconvened at 8:24 PM.

Discussion resumed concerning transportation issues, in particular, the draft InterModal Transportation Plan, and the review process for same. The Council expressed concern over the lack of consideration of upland areas in the draft plan.

Councilmember Sheiman recommended that the intent of the Port and the result of the upcoming Port public hearings on the draft plan be ascertained.

It was noted that the draft plan does not address project funding.

Mayor LaPorte, the Council, and Mr. Slocomb reviewed portions of a 6/26/96 draft letter to Mayor LaPorte from Rita Robison, Growth Management Planner, CTED. The Council felt that the Town has fulfilled affordable housing requirements.

Permit Coordinator Jones mentioned that portions of the draft GMA Comprehensive Plan under review were retained in the plan by the previous planning consultants in spite of specific documented requests by the Planning Commission for removal of same.

Discussion followed on revising the plan to reflect the reality of affordable housing development, including peripheral expenses, in Friday Harbor.

The Council expressed opposition to forming a joint Town/County housing authority and suggested that a local volunteer group could provide the necessary information.

The Council was not opposed to mixed residential uses in the downtown area.

Protection of water quality in Town watersheds was discussed. The Council indicated the desire for a strong Town position with San Juan County for controlling watershed water quality.

The desire to work cooperatively with San Juan County was stressed.

It was pointed out that the Town's previous planning consultants did not adequately complete the Economic Analysis Element. Mr. Slocomb noted that he has been informed by San Juan County Planning of the availability of federal funds to help pay for joint Town/County economic data collection and analysis. The Council expressed interest in pursuing same.

Mr. Slocomb mentioned that some language in the Joint Planning Policies has become redundant. The staff would like to proposed some changes and deletions. The Council expressed support for considering revision if same would not cause procedural problems.

The Council and Mr. Slocomb discussed how much authority the Town JPP members have to negotiate with the County.

Councilmember Robinson expressed concern over giving the members too free a hand and stressed the desire to work cooperatively with the County.

The need to facilitate the process without continual Council oversight was debated. Following discussion, the Council expressed confidence in the Town's JPP group members. The need to observe and fine tune the process was stressed.

At 9:18 PM, Councilmember Boothman moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - August 15, 1996 @ 12:00 PM

The Town Council met in regular session.

Members present: Boothman, Lackey, Robinson, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich
Audience present: 2

Town Clerk Dubail informed the Council that Mayor LaPorte and Councilmember Sheiman had notified his office that they would be unable to attend this meeting.

Councilmember Wilson moved and Councilmember Boothman seconded to appoint Councilmember Lackey Mayor Pro tem. The motion passed unanimously.

At Mayor Pro tem Lackey's request, Councilmember Boothman led the meeting in the Pledge of Allegiance.

Mayor Pro tem Lackey introduced draft resolution #1051, a resolution authorizing the Mayor to accept a proposal from, and execute a purchase agreement with, Island Petroleum Services, Inc. to provide motor fuels to the Town of Friday Harbor from time of execution of the contract through July 31, 1997.

The Council reviewed same and supporting information.

Administrator Fitch described the particulars of the bid process and results. He explained that the Council may accept the lowest qualified bid or reject all the bids. Negotiations with the bidders are not allowable after the bid opening.

Councilmember Wilson choose to not take part in the process as his son is employed by one of the bid participants.

The staff responded to various inquiries from the Council regarding the bids and the bidding process.

At 12:15 PM, Councilmember Robinson moved and Councilmember Boothman seconded to adopt Resolution #1051. The motion passed unanimously with Councilmember Wilson abstaining.

As a non-agenda item, Councilmember Boothman spoke of the potential impact of the Intermodal (transportation) Facilities Final Report on the Town. He recommended that the June '96 Preliminary Draft Final Report be a discussion topic at a future meeting.

The Council and staff noted that the Draft Final Report is not what the Town members of the Intermodal Planning Task Force understood was agreed to. It was pointed out that the proposed projects all take place within the Town and require application to the Town for development permits. The Town needs to provide comments in an attempt to revise the Draft Final Report to reflect what was agreed to. Apparently action is underway by other government agencies based on the Draft Final Report without Town involvement or the Town receiving notice.

Councilmember Boothman spoke of specific items agreed to by the Intermodal Planning Task Force that were left out of the Preliminary Draft Final Report.

It was again noted that the Preliminary Draft Final Report ignores the question of project funding and provides no cost analysis.

Administrator Fitch reiterated that the infrastructure under Spring Street is in need of major capital improvements. He noted that he had repeatedly stated same at the Intermodal Planning Task Force meetings.

The Council scheduled discussion of the Preliminary Draft Final Report as an agenda item for the 8/22/96 work session.

Mayor Pro tem Lackey introduced draft resolution #1052, a resolution authorizing an interfund loan from #150 Capital Reserve Fund to #420 **Sewer** Fund in an amount not to exceed \$74,000.00 to be repaid by August 15, 1999 to finance a **sewer** user charge refund to the University of Washington Laboratories.

Treasurer Picinich explained the particulars of same.

The Council and staff discussed various aspects of the issue.

At 12:36 PM, Councilmember Boothman moved and Councilmember Robinson seconded to adopt Resolution #1052. The motion passed unanimously.

Administrator Fitch noted receipt of a request from InterIsland Medical Center for relief of a portion of their **sewer** bill. They indicated that a portion of their water use was for irrigation purposes.

The Council discussed the request. It was mentioned that a separate irrigation meter can be applied for. The Council noted that the issue of irrigation use had been extensively debated during the **sewer** rate formulation process.

The consensus of the Council was to deny the request.

Administrator Fitch conveyed a request from Building Official Hodges to schedule a 1 to 2 hour agenda item regarding the Sustainable Technology Center development elevator/platform lift issue.

The Council asked that the item be on the September 5, 1996 noon meeting agenda.

Administrator Fitch asked the Council to review the issue with the Building Official prior to the meeting.

The Council and staff discussed an increase in refuse retrieval.

Councilmember Boothman moved and Councilmember Wilson seconded to approve payment of claims warrants #12002 through 12062 in the amount of \$154,336.04. The motion passed unanimously.

At 12:50 PM, Councilmember Robinson moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Sherman A. Lackey, Mayor Pro tem
Steven Dubail, Town Clerk

Town Council - August 15, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present: 3

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

Councilmember Boothman moved and Councilmember Lackey seconded to accept the minutes of the 8/1/96 noon and 7:30 PM Council meetings and the 8/8/96 7:30 PM Council meeting as amended. The motion passed unanimously.

The new Journal reporter, Allen Harvey, introduced himself to the Mayor and Council.

The Council heard a presentation by Planning Consultant Jim Slocomb regarding possible Town comments to the Washington State Housing Finance Commission Public Hearing regarding allocation of tax credits to a proposed multifamily residential housing project in Friday Harbor. Mr. Slocomb referred to his 8/12/96 e-mail to Permit Coordinator Jones, distributed to the Council, regarding same. He noted that this type of housing may not be considered as "affordable housing" for GMA purposes.

The Council and staff discussed various aspects of the issue including local subsidized housing occupancy rates, the ratio of multi-family to single family residential housing in Friday Harbor as compared to other communities, and the relation of income to subsidized rent.

The Council discussed drafting a letter to the Washington State Housing Finance Commission stating that there was no perceived need for additional subsidized housing and noted current availability as evidenced by "for rent" advertisements for same in the local papers. It was suggested that said letter contain reference to Town Ordinance #1002 limiting the size and number of new water meters.

The Council requested that staff draft same for the Mayor's signature.

At 7:56 PM, the Council began a work session on the draft GMA Comprehensive Plan.

The Council reviewed Chapter 7, the Utilities Element.

The Council and Mr. Slocomb discussed the relationship between utilities infrastructure and economic development, telecommunications options, encouraging telecommunications infrastructure as a plan goal, the exchange of capital improvement financial planning information with utility providers, and siting cellular facilities.

The Utilities Element, pages 7-1 through 7-7 of the draft GMA Comprehensive Plan was given preliminary approval with the updating of certain utility company names and with the understanding that Utility Policies UTL-24 & 25 may need revision depending on action by other government agencies.

At 8:35 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:45 PM.

The Council reviewed Chapter 8 - Administration.

The Council agreed to the addition of Administration Policy ADM-6g, "Preparing and/or coordinating Local Government Service Agreements, Inter-Local agreements or any other agreement related to the implementation or maintenance of the Comprehensive Plan", as suggested by San Juan County Planning. The Council felt that public participation was adequately addressed in the draft plan and enabling RCW. The Council agreed to modify ADM-15 to specify consideration of cumulative proposed plan amendments no more frequently than annually.

The Council and staff discussed the desire for policies regarding local government service agreements. It was suggested that the Joint Planning Policies Group may be the appropriate body to draft same.

At 8:58 PM, the Council and staff discussed Housing Policy HO-25 Accessory Dwelling Units, including definition, lot size, structure size, the potential for misuse, requiring a common entrance, and enforcement difficulties.

Attorney Eaton reminded the Council that effective enforcement is expensive and must be consistent.

Mayor LaPorte informed the meeting that State Senator Harriet Spanel would be at Town Hall to meet with Town officials on Saturday 8/17/96 at 10:30 AM.

At 9:20 PM, Councilmember Wilson moved and Councilmember Lackey seconded to go into executive session to discuss pending litigation. The motion passed unanimously.

At 9:52 PM, Councilmember Robinson moved and Councilmember Boothman seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

At 9:54 PM, Councilmember Robinson moved and Councilmember Boothman seconded to adjourn and continue the meeting to 8/22/96 at 7:30 PM for a GMA work session. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - August 22, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, & Sheiman

Others present: Town Administrator Fitch

Audience present: 8

Town Clerk Dubail informed the Council that Councilmember Wilson had notified his office that he would be unable to attend the meeting.

At Mayor LaPorte's request, Councilmember Boothman led the meeting in the Pledge of Allegiance.

Mayor LaPorte informed the Council that Treasurer Picinich had received a Certified Financial Officer designation from the Washington Financial Officers Association for the 6th consecutive year.

The Council began review of the Preliminary Draft Intermodal Facilities Friday Harbor Final Report - June '96. The Council read a 8/22/96 memo from Councilmember Boothman regarding his concerns about, and the short comings of, the preliminary draft Final Report.

Administrator Fitch noted that the Final Report is labeled as a preliminary draft and should be considered as same. The draft does not match with the Town stakeholders understanding of the results of the final stakeholders meeting on April 8, 1996. The draft needs to be reviewed and modified by the stakeholding bodies. Administrator Fitch reiterated that the preliminary draft does not mention funding, same must be addressed if the report is to be reflected in the Town GMA Comprehensive Plan.

Administrator Fitch distributed his draft summary of the points agreed upon at the April 8th meeting. Council reviewed same.

Greg Hertel, Port Commissioner, concurred with Administrator Fitch's recollection of the results of the April 8th meeting, including the commitment by DOT to try "just in time" loading. Also agreed to was that the Final Report would address a 5 year planning period. Longer range planning was not agreed to or to be included in the Final Report.

Councilmember Boothman pointed out that the Final Report, by design, only covers the first 2 blocks of Town, the report is silent on upland pedestrian and vehicle traffic impacts. He suggested that the feasibility of some of the plan alternatives be researched prior to implementation. "The goal is not just to get cars off of the ferry, but through Town."

As suggested by Planning Consultant Jim Slocomb, the Mayor, Council, and staff reviewed the elements of the preliminary draft Final Report executive summary. Issues discussed included, investigating the "Claudia Mills" virtual queuing concept rather than buying additional land for vehicle holding areas, consistency of the elements in the executive summary with the draft GMA Comprehensive Plan, the need for economic analysis, that implementation of the Final Report would necessitate extensive street realignment/reconstruction, the need for major utility infrastructure replacement in Spring and other streets, and whether the Intermodal Facilities Final Report met the stakeholder's needs.

Councilmember Sheiman concurred with the Town Administrator and pointed out that the preliminary draft is a good starting point.

Councilmember Boothman stressed that the Final Report needs to be integrated with the rest of the Town's transportation system.

Discussion continued on preliminary draft elements that are not addressed in the draft GMA Comprehensive Plan, the proposal to eliminate the vehicle lanes on the water side of Circle Park to allow for a pedestrian ferry passenger holding area, resolving congestion due to pedestrian ferry passenger unloading, allowing ferry vehicle unloading up East Street as well as Spring Street, and the need for development by the Port District of a large vehicle turn-around area by the Port parking area at the west end of Front Street. Elements 1,2,3,4,5, & 7 of the preliminary draft Final Report executive summary were discussed and felt to be consistent with the draft GMA Comprehensive Plan.

Administrator Fitch suggested that representatives from DOT participate in planning for testing of alternate ferry vehicle traffic routes in a manner consistent with Elements 6 & 9.

Lee Sturdivant, Larsen Street, felt that development of limited ferry pedestrian routing over water along the waterfront was acceptable to the community.

Discussion continued as to the possibility of relocating a portion of Circle Park to facilitate traffic flow and DOE opposition to any over-water construction in the area.

At 8:45 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:53 PM.

The Council continued with review of the consistency of key elements of the preliminary draft with the draft GMA Comprehensive Plan, including development of facilities to support ferry passenger pick-up and drop-off in a manner consistent with Element 8, and discouraging vehicle traffic and parking along the waterfront, in particular, large buses.

Mr. Slocomb will draft an appropriate revised vehicle size policy for Council consideration.

At 9:11 PM, Councilmember Sheiman left the meeting.

Administrator Fitch noted that adoption of a plan has become a de facto commitment to fund same.

At 9:16 PM, the Council began a work session on the May 20, 1996 draft GMA Comprehensive Plan.

Mr. Slocomb noted distribution to the Council of collated comments related to the Land Use Element in the draft GMA Comprehensive Plan.

Mayor LaPorte, the Council, and staff considered same. The Council agreed to reword UGA-1 to specify "eliminate" rather than "reduce". The remainder of page 3-4 was accepted as drafted. The Council considered UGA-9 and accepted same as drafted. The Council discussed the 27' building height limit. Mr. Slocomb recounted extensive consideration and support by the Planning Commission for same.

At 9:34 PM, Councilmember Boothman moved and Councilmember Lackey seconded to continue the meeting to 9:45 PM. The motion passed unanimously.

UGA-10 was modified to state "Ensure that sufficient land for facilities ... is provided for".

The Council and staff discussed the advisability and costs of providing for "incentives". The Council decided against making provisions for same.

At 9:42 PM, Councilmember Sheiman rejoined the meeting.

Administrator Fitch proposed a September/October work session schedule; 9/12 7:30 PM - UGA work session, 9/19 noon - GMA work session, 9/19 7:30 PM - GMA work session, 9/26 7:30 PM - presentation by Financial Consulting Solutions Group (FCSG) on water and **sewer** connection fees and rates, 10/16 1:30 PM - joint meeting with BOCC -

presentation by Rita Robison, CTED, regarding review of the draft Town of Friday Harbor GMA Comprehensive Plan. In addition, Administrator Fitch informed the Council that Ms. Robison would like to attend a Council GMA work session.

The Council concurred with the above schedule.

Administrator Fitch reported that the Town has received 4 responses to the Dam Feasibility Study RFP. He requested that one or two Councilmembers participate in the interview process.

The Council selected Councilmember Wilson to represent the Council on the interview panel.

Administrator Fitch mentioned that following a meeting with FCSG the preliminary indication is that water and **sewer** connection fees may double and that there will be significant rate increases.

At 9:55 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - September 5, 1996 @ 12:00 PM

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

Members present: Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich
Audience present: 7

Town Clerk Dubail informed the Council that Councilmember Boothman and Councilmember Lackey had notified his office that they would be unable to attend this meeting.

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Councilmember Wilson moved and Councilmember Sheiman seconded to accept the minutes of the 8/15/96 7:30 PM and 8/22/96 7:30 PM meetings as drafted. The motion passed unanimously.

Fire Chief Rosenfeld reported that his department had received almost 20 incident calls in August. A joint Town/County drill is scheduled for next week to introduce a new fire fighter accountability system, the Passport System. The system is designed to improve fire fighter safety at a fire scene and will be employed county-wide. The fire department is looking into purchasing new reporting software in conjunction with the

county departments. The county-wide burn ban has been lifted. An education/permit program is underway. The department has initiated a recruitment drive. The department command vehicle needs to be replaced. The department has 18 active fire fighters.

Chief Rosenfeld and the Council discussed evaluation of ladder trucks.

Mayor LaPorte congratulated Chief Rosenfeld and his department on their performance at recent fires.

Mayor LaPorte thanked Chief Rosenfeld for his report.

At 12:14 PM, Maintenance Supervisor Reitan reported that Trout Lake is 40 inches below the spillway. Water treatment plant performance is improving and line loss has been reduced. There have been no discharge violations so far this year at the wastewater treatment plant, it has been the best August since the plant was built. A pump has been rebuilt at pump station #1. A bigger generator, 125kw continuous duty, is needed to run the wastewater treatment plant now that a new blower has been installed. The street department is preparing for resurfacing Franck and Geneste Streets. The hanging flower baskets will be removed by the end of the month. Maintenance Supervisor Reitan noted that it is his observation that Sunken Park was widely utilized this summer. The solid waste department is hauling one load of sludge to Puyallup per week, the number of trips will decrease during the winter.

Maintenance Supervisor Reitan asked for permission from the Council to call for bids for a skid mounted 125kw continuous duty generator for the wastewater treatment plant. He estimated that the cost would not exceed \$25,000.

The Council and Maintenance Supervisor Reitan discussed various aspects of the request. The Council granted permission for Maintenance Supervisor Reitan to call for bids.

The Council discussed various maintenance issues with Maintenance Supervisor Reitan.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

At 12:35 PM, Building Official Jim Hodges summarized his previously distributed Building Department August Activity Report.

The Council and staff discussed various report items.

Mr. Hodges reported on his investigation of the recent fire at the Town & Country Mobile Home Park.

Mr. Hodges noted that 564 Town parking citations were issued in August.

Mayor LaPorte thanked Mr. Hodges for his report.

At 12:46 PM, Permit Coordinator Warren Jones distributed and summarized the Planning Department Activity Report as of 9/5/96.

Mayor LaPorte thanked Mr. Jones for his report.

Councilmember Sheiman suggested that the Council work with the Port to facilitate the installation of public restrooms in the vicinity of Spring Street Landing. Councilmember Robinson concurred. Councilmember Wilson commented that first he would like to see public restrooms developed uptown. He noted that the Council has not received a development plan for the pier.

The Council discussed various aspects of the issue. Same will be a future agenda item.

Councilmember Robinson noted receipt of repeated telephone calls from Mr. Jim Sackett regarding the Sustainable Technology Building development elevator issue.

Mayor LaPorte assured Councilmember Robinson that the Town administration and attorney is working for resolution of the issue in a timely manner.

Mayor LaPorte informed the Council that the scheduled presentation by Steve Deem, DOH had been canceled by Mr. Deem and not rescheduled.

At 1:00 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - September 5, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

Audience present: 4

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

There were no non-agenda items presented.

Mayor LaPorte proclaimed September 17 through September 23, 1996 as Constitution Week in Friday Harbor.

Consultant Nancy Larsen and System Administrator/Town Clerk Steven Dubail distributed a memo and gave a status report regarding water conservation and preliminary research in plumbing fixture retro-fit programs.

The Council, Ms. Larsen, and staff discussed various aspects of the issue including, the need for additional research, retrofitting as a component of an on-going comprehensive conservation program, the need to change water use behavior, the option of establishing a water conservation department, and the need for a cost/benefit analysis of various conservation scenarios vs acquisition of additional supply.

The Council indicated that they would like additional data acquisition and analysis.

Discussion continued regarding local retrofit comparisons, obtaining baseline fixture information, the necessity to be clear on the Town's intent, goals and strategy, and the importance of public information and education.

The Council asked staff to continue with research into development of a water conservation plan, including a projected budget and implementation time line.

At 8:27 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:34 PM.

Planning consultant Jim Slocomb summarized the 9/4/96 draft documents prepared by the Joint Planning Policy (JPP) Committee. Mr. Slocomb pointed out specific revisions requested by the Port, that the Port does not have a detailed comprehensive plan for the airport area, and the desirability for eventual joint Town/San Juan County adoption of the Revised Joint Planning Policies and the Urban Growth Area (UGA) Management Agreement.

The Council reviewed and discussed with staff the draft UGA Management Agreement in relation to the draft Revised Joint Planning Policies.

Port Director Steve Simpson spoke to the Port's intentions and desired uses in the Port property portion of the proposed UGA, including compatible light manufacturing rather than light industrial uses, engineering and research facilities, and some professional services.

Discussion followed as to the appropriateness of a light manufacturing vs a light industrial land use designation. Councilmember Boothman pointed out that the Town's land use analysis indicated a need for light industrial designated land and that the inclusion of a portion of the airport land was intended to provide for same.

It was noted that the Port intends to lease rather than sell the land in question and can choose to limit or encourage uses by their leasing policy.

Councilmember Wilson reiterated that the Port land was considered for inclusion in the proposed UGA because of the need for light industrial designated land.

Mr. Slocomb advised the Council that the next issues out of the JPP committee would be the results of discussion regarding developing a "sphere of influence" agreement, a Local Government Service Area framework document, and a process for siting essential public facilities.

Discussion continued on developing some sort of "sphere of influence" understanding, what was the appropriate instrument, and problems with developing same.

The Council reviewed the 8/28/96 draft revision to the Joint Planning Policies.

At 9:33 PM, Councilmember Boothman moved and Councilmember Lackey seconded to continue the meeting to 9:45 PM. The motion passed unanimously.

At 9:36 PM, Mayor LaPorte introduced draft resolution #1053, a resolution authorizing the Mayor to execute an interlocal agreement with San Juan County for contributions for treatment and rehabilitation of alcoholics and other drug addicts.

Administrator Fitch explained the particulars of same.

Following discussion, Councilmember Lackey moved and Councilmember Boothman seconded to adopt Resolution #1053. The motion passed unanimously.

Councilmember Lackey moved and Councilmember Sheiman seconded to approve payment of claims warrants #12068 through 12146 in the amount of \$122,620.92 and payroll warrants #4933 through 4970 in the amount of \$97,512.16. The motion passed unanimously.

Administrator Fitch noted an inquiry from some Town employees who wished to transfer some of their accrued sick leave to another employee. He asked the Council if they wished to consider legislation to provide for same.

Following discussion, the Council asked staff to draft legislation for Council consideration.

At 9:50 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn and continue the meeting to 9/12/96 at 7:30 PM for a GMA work session. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - September 12, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, & Sheiman
Others present: Town Administrator Fitch
Audience present: 3

Town Clerk Dubail informed the Council that Councilmember Wilson had notified his office that he would not be attending the meeting.

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

Mayor LaPorte noted receipt and distribution to the Council of a letter from John T. Krall of San Juan Soccer requesting use of the Town field at Tucker Avenue and Harbor Street adjacent to the **Wastewater** Treatment Facility. Mayor LaPorte informed the Council that he had discussed the request with Juan Lopez of the soccer group and that Mr. Lopez had stated that the soccer group would like to use the field only on Saturdays for a 7 week period beginning September 14th, the group would install a net to keep stray soccer balls off of the adjacent streets, and that parking for soccer activities would be at the high school.

The Council and staff discussed the previous uses of the field and the particulars of the request.

Councilmember Boothman moved and Councilmember Lackey seconded to approve the request, as above, by San Juan Soccer with the addition of the same conditions previously required of the San Juan Park & Recreation District soccer program. The motion passed unanimously.

Mayor LaPorte noted receipt of a letter from the Porto 2DFino Condominium Owners Association commending Administrator Fitch.

At 7:38 PM, the Council began a work session on the draft GMA Comprehensive Plan.

Planning Consultant Jim Slocomb referred to the 9/5/96 Collated Comments to the Land Use Element of the 1996 Draft Comprehensive Plan. Same has been distributed to the Council.

In "Major Plan Objectives", subsection - Land Management, following discussion, the Council decided to replace the word "support" with "encourage" affordable housing and public services.

In the subsection - Employment and Economic Development, following discussion, the Council decided to reword it to read, "Identify current revenue sources of the Town of Friday Harbor economy. Encourage appropriate programs ... to enhance economic viability."

Discussion followed regarding use of local natural resources, adding language to encourage, and in some cases require, conservation technology, and to encourage conservation rate structures.

In "Urban Growth", subsection - Urban Growth Area Policies, the Council accepted suggested revisions to UGA-23, deleted UGA-24, and modified UGA-25 & 26 to reference San Juan Island.

At 8:35 PM, Mayor LaPorte declared a short recess.

At 8:40 PM, the meeting reconvened.

In "Population and Land Supply", subsection - Policies, the Council considered the suggested revisions, and the vision and goals regarding property rights. The Council agreed to delete PLS-4, modify PLS-5 per the suggestion of the San Juan County Planning Department to add "in accordance with the Friday Harbor Urban Growth Area Management Agreement" at the end.

In "Land Use Designations", subsection - Policies, to meet the density mandated by CTED the Council decided to combine LUD-1 and 2 into one single family residential designation with a 4 unit per acre density. The Council and staff discussed the proposed new zones and modifying the designations to account for religious and other quasi-public facilities. Staff will draft a list of permitted uses in the PSC zone (LUD-4).

The Council and staff discussed the desire to eliminate "pyramid" zoning and how to go about accomplishing same.

At 9:30 PM, Councilmember Robinson moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - September 19, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch

Audience present: 4

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Councilmember Robinson opened discussion regarding providing public restrooms. He noted previous agreement by the Council on the need for same. The next step is identifying and acquiring a suitable site. Councilmember Robinson noted that the SJI Park & Recreation Board is looking for a suitable site to construct a skateboard park and that the Chamber of Commerce is looking for an office site. He suggested consideration of the feasibility of a joint project.

The Council discussed various aspects of the issue, including siting public restrooms on the walkway between the Royal Theater and the shoe store.

Mayor LaPorte noted that Dave Moorhouse has offered to donate property adjacent to Argyle Avenue for a public restroom at his convenience store/gas station at Web Street & Argyle.

Problems with sight distance and the proximity to an arterial street were noted regarding the above.

Discussion continued regarding various possible restroom sites, siting a skateboard park, and the desire for adequate parking in conjunction with a public restroom facility.

Councilmember Robinson agreed to research the issue and report to the Council.

Councilmember Robinson asked the Council to give thought to finding an appropriate site for a skateboard park.

At 12:25 PM, the Council began a work session on the draft GMA Comprehensive Plan.

Planning Consultant Jim Slocomb noted distribution to the Council of staff drafted rewording of Land Use Designation (LUD) policy #4 - Professional Service Commercial (PSC). Also, the landscaping provisions have been tentatively dropped from said policy.

Mayor LaPorte, the Council, and staff took up consideration of what uses should be permitted in the PSC policy and the implementation of same in the subsequent land use regulations.

The Council and staff discussed inclusion of landscaping provisions in the PSC policy. Councilmember Wilson pointed out that the Town's current parking requirement regulations address landscaping.

The Council accepted the 9/16/96 redraft of policy LUD-4.

The Council reviewed and accepted policies LUD-6 and LUD-7 as drafted.

The Council and staff discussed the intent and provisions of policies LUD-8 and LUD-9. The Council accepted same as drafted.

To maintain an accurate land use inventory, it was noted that churches and publicly owned and controlled parks may be created in any zone and then may be redesignated to Public Service.

Staff will draft a revised definition for LUD-10.

The Council and staff discussed the positive and negative aspects of LUD-13.

The Council agreed to renumber LUD-12 as LUD-1.

At 1:15 PM, the Council began consideration of Residential Development Policies.

It was reiterated that there is no legal definition of "manufactured home".

The staff is in the process of redrafting and combining RES-1 and RES-2.

The Council and staff discussed the inevitability of downzoning, the desirability of various possible MFR densities, and developing low-density and high-density MFR designations.

At 1:27 PM, Councilmember Lackey moved and Councilmember Robinson seconded to approve payment of claims warrants #12149 through 12202 in the amount of \$39,314.02. The motion passed unanimously.

No non-agenda items were brought forth.

Administrator Fitch distributed a revised GMA Comprehensive Plan adoption schedule.

The need to increase work session productivity was discussed. Scheduling a daytime work session on October 31st was considered.

At 1:34 PM, Councilmember Sheiman moved and Councilmember Robinson seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - September 19, 1996 @ 7:30 PM

The Town Council met in regular session.

Members present: Boothman, Lackey, Robinson, & Wilson

Others present: Town Administrator Fitch

Audience present: 3

Town Clerk/System Administrator Dubail informed the Council that Mayor LaPorte and Councilmember Sheiman had notified his office that they would not be attending this meeting.

Councilmember Boothman moved and Councilmember Lackey seconded to appoint Councilmember Robinson Mayor Pro tem. The motion passed unanimously.

At Mayor Pro tem Robinson's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Boothman seconded to accept the minutes of the 9/5/96 noon and 7:30 PM meetings and the 9/12/96 7:30 PM meeting as revised. The motion passed unanimously.

At Councilmember Boothman's inquiry, Administrator Fitch noted that San Juan County Public Works Director Ron Loewen would like to address the Council at their 10/3/96 noon meeting regarding forming a Solid Waste District.

Mayor Pro tem Robinson introduced draft resolution #1054, a resolution endorsing the development and expansion of high school programs that engage students in the workplace.

Town Clerk/System Administrator Dubail explained the particulars of same.

At 7:40 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adopt Resolution #1054. The motion passed unanimously.

Administrator Fitch mentioned that Water Treatment Plant Operator Bob Low had used the Internet to obtain information to repair a malfunctioning valve. This action resulted in a timely, cost-effective repair. It was noted that operational and repair information on many plant components is available online. The Council commended Mr. Low's utilization of the Water Department's new computer and Internet connection.

The Council began a work session on the draft GMA Comprehensive Plan.

Planning Consultant Jim Slocomb distributed redrafted Land Use Designation Policies LUD-1/2 and LUD-3 to the Council.

The Council and staff discussed the intent of the revised wording of the draft policies. The Council accepted combined Land Use Designation Policies LUD-1/2 as redrafted.

At 7:54 PM, Councilmember Wilson joined the meeting.

Discussion continued regarding mobile home parks as a permitted or conditional use. The Council specified that mobile home parks shall be a conditional use.

The Council and staff discussed proposed MFR density and providing low and high MFR density designations. The staff will provide additional research.

At Councilmember Wilson's request, the Council and staff revisited the issue of SFR density.

Discussion continued on RES-7, discouraging the conversion of residential uses to non-residential uses in areas designated for residential uses.

The Council agreed to delete draft policy RES-10.

The Council and staff discussed the intent and implications of RES-13. The Council agreed to retain same.

In the Commercial Development section, COM-8, lot coverage was changed to 40% and the Floor Area Ratio specification was deleted.

The disproportionate amount of tax exempt property in Friday Harbor was noted.

COM-11 was revised to read, "... and public view corridors."

In the Downtown section, DTN-1 was revised to read, "Encourage the Downtown's role ..." "Attractive" was deleted from DTN-2. In DTN-7 "Strip Development" was changed to "Isolated Business Districts". DTN-8 was deleted. In DTN-14 "Revitalization" was changed to "vitalization". The Council deleted COM-6 and DTN-15.

In Industrial Development, IND-3 was deleted. IND-13 was changed to specify 50% lot coverage and the Floor Area Ratio specification was deleted.

The Council will take up discussion of IND-8 at their next work session.

At 9:30 PM, Councilmember Lackey moved and Councilmember Boothman seconded to continue the meeting to 9:35 PM. The motion passed unanimously.

Administrator Fitch inquired if the Council was interested in eliminating evening meetings. He noted that tracking of audience attendance did not indicate that evening meetings increased public participation. Administrator Fitch suggested that weekly 3:00 PM to 5:00 PM meetings could replace the current noon and evening meetings.

The Council and staff discussed the issue. Various Council members mentioned potential personal scheduling conflicts.

At 9:35 PM, Councilmember Lackey moved and Councilmember Wilson seconded to adjourn and continue the meeting to 9/26/96 at 7:30 PM for a presentation by Financial Consulting Solutions Group regarding proposed water and sewer rate increases. The motion passed unanimously.

Richard S. Robinson, Mayor Pro tem
Steven Dubail, Town Clerk

Town Council - September 26, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

Audience present: 5

Town Clerk/System Administrator Dubail informed the Council that Councilmember Sheiman had notified his office that she would not be attending the meeting as she would be out of the country.

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Mayor LaPorte introduced Tracey Dunlap, P.E., Senior Project Manager, Financial Consulting Solutions Group, Inc. (FCSG).

Ms. Dunlap presented two documents to the Council; a summary of 1994 Town of Friday Harbor Financial Statistics from the State Auditor's Office and the Water and Sewer Rate Update Preliminary Findings prepared by FCSG. She began her presentation by pointing out per capita revenue and debt statistics, Town long term debt, and the 10 year capital need per capita. Ms. Dunlap then reviewed and discussed with the Council the Preliminary Findings, including increases in the right to connect charges, the rate study process, water rate revenue requirements, and the projection that water rates should increase by approximately 26% per year over the next 4 years to meet captial facilities funding requirements.

At 8:15 PM, Mayor LaPorte declared a short recess to view the full eclipse of the moon.

The meeting reconvened at 8:21 PM.

Review continued regarding the proposed annual rate increases, future capital project funding needs, and using general obligation bonds to partially fund raising Trout Lake Dam. The significant impact of seasonal visitors on Town utilities was reiterated. Ms. Dunlap recommended pursuing legislative authority to extract revenue from the seasonal visitor population to help mitigate utility impacts.

The Council and Ms. Dunlap reviewed water cost of service analysis, the projected 1997 revenue requirements by customer class, customer water use statistics, and alternative rate structures. Ms. Dunlap strongly recommended that the Town consider implementing water rate Alternative #1.

The Council and staff discussed aspects of same with Ms. Dunlap and reviewed the proposed base and volume charges. It was noted that an out-of-town multiplier was most commonly applied to both base and volume charges. The Town of Friday Harbor has statutory authority to use an up to 2.0 out-of-town multiplier.

Review continued of sample monthly water bills under the two rate alternatives and the implementation of same.

At 9:16 PM, the Council and Ms. Dunlap began review of sewer rate revenue requirements, cost of service, and the proposed sewer rate structure.

Ms. Dunlap pointed out that a sewage strength component has been introduced into the proposed rate structure. "High" strength users are those with sewage more than twice domestic strength.

The Council and Ms. Dunlap discussed the above high strength "rule of thumb" vs setting up an ongoing per site sewage sampling program. Developing a process for verifying eligibility to move to a lower strength class was briefly discussed.

At 9:30 PM, Councilmember Lackey moved and Councilmember Boothman seconded to continue the meeting to 9:45 PM. The motion passed unanimously.

The Council and Ms. Dunlap reviewed the proposed sewer rate alternatives. At Administrator Fitch's inquiry, Ms. Dunlap recommended sewer rate Alternative #2 as being more consistent with SFR use/cost patterns.

Ms. Dunlap summarized the proposed rates and the recommended course of action, including pursuing legislative action to impose some sort of visitor head tax and aggressively looking for grant funds and low interest loans. Ms. Dunlap stressed the need for commitment of Town resources to seek out and develop funding alternatives.

Mayor LaPorte thanked Ms. Dunlap for her presentation.

At 9:46 PM, Councilmember Robinson moved and Councilmember Lackey seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - October 3, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich
Audience present: 6

Town Clerk/System Administrator Dubail informed the Council that Councilmember Sheiman had notified his office that she would not be attending the meeting as she would be out of the country.

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Councilmember Boothman moved and Councilmember Lackey seconded to accept the minutes of the 9/19/96 noon and 7:30 PM meetings and the 9/26/96 7:30 PM meeting as submitted. The motion passed unanimously.

Fire Chief Howard Rosenfeld reported that his department responded to 14 calls in September. Haymakers Mercantile, 686-A Spring Street, was destroyed in a major fire. All departments on the island responded. The Town Fire Department currently has 18 active volunteer firefighters, 3 are leaving the island in the coming months. The department will be scheduling a recruit class in the near future.

At 12:04 PM, Councilmember Wilson joined the meeting.

Chief Rosenfeld informed the Council that a burn house had been donated to the Town. The house, at the corner of Spring Street and Mullis Street will be used for a variety of training exercises by both the Town department and the Fire District before being completely demolished. The Fire Secretary position has been revised to Fire Secretary/Station Keeper. The station keeper will perform various maintenance functions around the station. Bob Low will fill the position.

Chief Rosenfeld mentioned the availability of a surplus Ford Explorer from the Aid Unit. The vehicle could be used to replace the current fire department command vehicle. The estimated cost with lightbar, radio, and cellular phone is \$11,000.

Chief Rosenfeld informed the Council that the Port is requesting \$750 compensation from the Town for a fence that was cut so firefighters could gain access to a fire hydrant by the north hangers during the Haymakers fire. Chief Rosenfeld strongly suggested that the Port install a gate for access to the hydrant. He noted that three hydrants in the vicinity were used to provide approximately 100,000 gallons of water to fight the fire.

Councilmember Boothman complimented the firefighters on their outstanding performance during the Haymakers fire.

Mayor LaPorte thanked Chief Rosenfeld for his report and complimented him on his department's performance.

Maintenance Supervisor Reitan reported that Trout Lake Reservoir is 49" below the spillway, it was 62" below the spillway last year at this time. The water treatment plant is functioning well. Flows are decreasing. The hanging baskets are being stored for the winter. Street repairs are substantially complete. The refuse department is functioning well. The wastewater treatment plant is functioning well, no discharge violations in September.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

Building Official Jim Hodes reported processing two permits in September, one for a new single family residence and one for the new fence at the airport. He noted that he has been busy investigating fires. He concurred that the fire department did an excellent job of protecting surround properties during the Haymakers fire and securing the fire scene for the subsequent investigation. The cause of the fire is undetermined at this time.

The Council and Mr. Hodges discussed fire investigation and fire code standards.

Mayor LaPorte thanked Mr. Hodges for his report.

Permit Coordinator Warren Jones distributed and summarized the Planning Department Activity Report. He noted receipt of an application for a Shoreline Substantial Development Permit/Variance to lengthen a dock in the Warbass Way neighborhood.

Mr. Jones responded to various inquiries from the Council regarding planning issues. He noted that the Town has initiated enforcement proceeding regarding sign violations.

Mayor LaPorte thanked Mr. Jones for his report.

The Council discussed anticipated Enhanced 911 (E911) addressing issues with San Juan County Public Works Director Ron Loewen. Of particular concern was the potential for readdressing within the Town. Mr. Loewen noted that E911 should be operational in 1998. The time frame for readdressing has not yet been set. Mr. Loewen stated that the County will pay the public readdressing costs, excluding signs, within the Town.

The Council indicated that they would like the topic as a future agenda item.

At 12:40 PM, Mr. Loewen briefed the Council on the motivation and mechanism for creating a county-wide Solid Waste Disposal District and the desire for the Town's participation. He explained specific points relevant to the Town, including assessment of a refuse tax to defray County refuse operation costs, the pros & cons to the Town, and the potential for reduction of the Town's disposal rate.

The Council and staff discussed the proposal and the previously distributed associated County draft enabling legislation with Mr. Loewen. Mr. Loewen stated that purpose of the proposed district was to levy and collect the refuse tax, neither San Juan County or Town of Friday Harbor facilities or operations would be under district control.

Discussion followed as to what benefit, if any, there was for the Town to be involved in the proposed district. Consistency for the County was the only immediately apparent benefit.

At 1:03 PM, Councilmember Lackey left the meeting due to a work commitment.

Mayor LaPorte, the Council, and staff discussed the reasons for the current \$125/ton tipping fee to the Town while the rate had recently been renegotiated to \$110/ton for San Juan Sanitation. Discussion followed regarding the necessary tax rate to fund San Juan County's Solid Waste Department, collection mechanisms, and current Town contributions to San Juan County's refuse programs.

Mr. Loewen noted that the Town would only incur the proposed tax at the tipping floor.

Mayor LaPorte, the Council, and staff discussed particulars of the proposed taxing philosophy, implementation, modifying the current Solid Waste Management Plan to allow for the district, and the timing of possible Town participation.

Mr. Loewen noted that the draft enabling ordinance needs to be published on 10/17/96, either with or without language involving the Town. The BOCC have scheduled a hearing for 10/29/96.

Discussion continued on various aspects of the proposal. The Council will continue consideration of the proposal and decide as to the Town's participation at their 10/10/96 work session.

At 1:25 PM, Councilmember Robinson moved and Councilmember Boothman seconded to approve payment of claims warrants #12205 through 12267 in the amount of \$61,708.18 and payroll warrants #4975 through 5035 in the amount \$102,219.91. The motion passed unanimously.

As a non-agenda item, Councilmember Robinson informed the Council that he will be addressing the Chamber of Commerce on 10/8/96 regarding public restrooms and the possibility of forming a business district to fund same. He felt that with the development of the "A" Street/Nichols Street area, the walkway from Spring Street to Sunshine Alley was not an appropriate site.

At 1:31 PM, Councilmember Boothman moved and Councilmember Robinson seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - October 3, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present: 3

Town Clerk/System Administrator Dubail informed the Council that Councilmember Sheiman had notified his office that she would not be attending the meeting as she would be out of the country.

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

There were no non-agenda items forthcoming.

Nancy Larsen, Special Projects Consultant, gave the Council a status report regarding water conservation program development research. Ms. Larsen stressed that rates and a conservation program must dovetail. "Conservation and retro-fitting work toward helping keep rates manageable." Additionally, implementing a water conservation plan may increase eligibility for planning and capital improvement grants and low-interest loans. Ms. Larsen noted that water conservation has become a mainstream component of water utility departments in the Puget Sound area. She added that conservation requires comprehensive marketing. Ms. Larsen stressed that Friday Harbor is not alone in have water problems, large and small water districts in the area have formed a coalition for information sharing, developing regional programs and strategies, and cooperative marketing. She gave an overview of the wide-ranging variety of instructional and public awareness programs developed and implemented by the coalition. Ms. Larsen distributed a copy of a full page water conservation advertisement from a recent issue of the Seattle Times. She reiterated that conservation efforts and rates must go hand-in-hand, that conservation has become a major function of water utilities.

Mayor LaPorte, the Council, and staff discussed various aspects of how other communities are implementing conservation programs and the associated financial impacts of conservation.

Mayor LaPorte reported contact with state legislators regarding legislative options to tax island visitors to mitigate utility system capital improvement financial impacts.

Mayor LaPorte, the Council, and staff discussed visitor impacts and associated costs.

Mayor LaPorte thanked Ms. Larsen for her presentation.

At 8:10 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:16 PM.

The Council began a work session on the draft GMA Comprehensive Plan.

Planning Consultant Jim Slocomb noted distribution to the Council of the Joint Planning Policies Group Progress Report and the Final Draft (10/96) of the Joint Planning Policies (County-wide Planning Policies).

Mayor LaPorte, the Council, and staff discussed the adoption procedure for same.

Mr. Slocomb noted that the Town Planning Commission is interested in participating in the GMA economic/financial analysis project. He suggested that the analysis could possibly be a joint project with San Juan County.

It was noted that the Joint Planning Policies are adopted by the County in cooperation with the Town. Administrator Fitch recalled that the Interim Policies were adopted at a joint public hearing with the BOCC.

Mr. Slocomb summarized the recent Town/County joint meeting with representatives from the Department of Community, Trade, and Economic Development (CTED) regarding GMA planning.

In the draft GMA Comprehensive Plan, the Council and staff took up consideration of IND-8 in the Industrial Development section. The Council deleted the phrase "junk & scrap" from IND-8.

The Industrial Development section was accepted as revised.

Review continued on the Shoreline Land Use section. The Council and staff discussed at length SLU-4. SLU-4 was reworded to specify "encourage" rather than "assure". SLU-30 was deleted. SLU-42 was deleted. In SLU-43, "upland" was deleted and the last sentence was reworded to: "shall comply with Federal and State laws".

The Shoreline Land Use section was accepted as revised.

At 9:05 PM, Councilmember Robinson left the meeting due to illness.

In the Open Space and Recreation section, OSR-3 was deleted. OSR-11(D.) was reworded to specify "encourage" rather than "expand".

The Open Space and Recreation section was accepted as revised.

In the Environment Section, the Council will begin with review of ENV-10 at the next work session.

At 9:25 PM, Administrator Fitch presented and explained the particulars of draft resolution #1055, a resolution authorizing the Mayor to accept a proposal from Tachell Tank Corporation to provide and install a new ladder on the 500,000 gallon reservoir located at Spring Street and Marguerite Place.

Councilmember Lackey moved and Councilmember Wilson seconded to adopt Resolution #1055. The motion passed unanimously.

Following review of a letter from Blair House B&B, the Council agreed to calculate sewer relief for a portion of the sewer bill incurred due to a water line break in the customer's service line. Noting that the water did go through the meter and that the leak was the customer's responsibility, the Council indicated that the water charge was consistent with established policy.

Mayor LaPorte, the Council, and Administrator Fitch discussed upcoming utility rate changes and what review process the Council wished to follow.

Councilmember Boothman suggested consideration of acquiring professional assistance to research funding options.

Mayor LaPorte, the Council, and staff discussed anticipated capital improvements and the Town's current debt situation. Councilmember Boothman would like to review the utility rate consultant's worksheets.

Administrator Fitch and Treasurer Picinich noted that it was "budget season".

Mayor LaPorte and the Council discussed scheduling budget work sessions. The Council will receive copies of the draft budget next week.

Treasurer Picinich distributed the 1996 Revenue & Expenditure Report and the 1997 Budget Workbooks to the Council.

At 9:47 PM, Councilmember Lackey moved and Councilmember Boothman seconded to go into executive session for 10 minutes to discuss pending litigation. The motion passed unanimously.

At 9:59 PM, Councilmember Lackey moved and Councilmember Boothman seconded to return to regular session. The motion passed unanimously. No action was taken in executive session.

At 10:00 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn and continue the meeting to 10/10/96 at 7:30 PM for a work session. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - October 10, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

Audience present: 4

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

Treasurer Picinich distributed the draft 1997 Budget to the Council and instructed them as to how to review same.

At 7:33 PM, Treasurer Picinich left the meeting.

Regarding possible Town participation in the proposed solid waste disposal taxing district, San Juan County Public Works Director Ron Loewen informed the Council that

the Town could not unilaterally choose to leave the district unless separate districts were established for the incorporated and unincorporated areas of the county.

The Council discussed various aspects of proposal with Mr. Loewen.

At 7:38 PM, Councilmember Robinson moved and Councilmember Lackey seconded that the Town not participate in the proposed solid waste disposal taxing district. The motion passed unanimously with Councilmember Wilson abstaining as he had been out of the room. Following the 30 day comment period the Council will consider approval of modification of the Joint Solid Waste Management Plan to allow the County to form the proposed district.

The Council took up review of the draft GMA Comprehensive Plan in the Land Use, Environment section.

ENV-18 will be rewritten to correct the syntax.

The Environment section was accepted as revised.

The Historic and Cultural Resources section was accepted as drafted.

In the Property Rights and Permit Processing section, PRP-17 was added.

The Property Rights and Permit Processing section was accepted as revised.

Review of the Land Use chapter was concluded.

The Council took up review of the Housing Element, Chapter 4.

The Council and staff discussed "affordable" housing. Language suggested by Councilmember Robinson, as modified by the Council, was added in the Affordable Housing section.

In Housing Goals the grammar will be revised to be consistent. HO-4 was deleted.

At 8:27 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:37 PM.

Mayor LaPorte, the Council, and staff discussed the preferred ration of MFR to SFR housing units in Friday Harbor. HO-7 will be rewritten to specify an approximate 60/40 SFR to MFR housing unit ratio. "UGA" was deleted. "Small town" was replaced by "residential".

New language suggested by Councilmember Robinson was inserted, as modified, as a new HO-8. HO-8, 9, & 10 as drafted, will be combined and revised to provide for housing data collection. HO-16, 18, 19, 20, and HO-22 through 27 were deleted. HO-

28 was revised to specify the San Juan County Housing Advisory Committee. HO-29 & 30 were deleted.

The Housing Element was accepted as revised.

The Council will take up review of the Transportation Element, Chapter 5 at their next work session.

Planning Consultant Jim Slocomb summarized points raised at the recent Intermodal Transportation Committee meeting.

Councilmembers Boothman and Sheiman recounted discussion at the meeting regarding lack of funding. Councilmember Sheiman noted that the planning document may be useful at the state level for DOT to ask for future appropriations.

Councilmember Sheiman complimented Administrator Fitch on his outstanding negotiating on the Town's behalf during the Intermodal study process.

At 9:31 PM Councilmember Sheiman moved and Councilmember Robinson seconded to adjourn and continue the meeting to 10/16/96 at 1:30 PM for the quarterly joint meeting with the BOCC. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - October 16, 1996 @ 1:52 PM

The Town Council met in continued regular session for the quarterly joint meeting with the San Juan County Board of Commissioners.

Members present: Boothman, Lackey, Sheiman, & Wilson

Others present: Town Administrator Fitch

BOCC: Rhea Miller, Chair, John Evans, & Tom Starr

SJC staff: Laura Arnold, Planning Director, Larry Talbott, UnderSheriff, and Carolyn Molnar, Commissioners Clerk

Audience present: 3

Mayor LaPorte informed the meeting that Councilmember Robinson had previously notified him that he would be unable to attend the meeting as he would be out of town.

Mayor LaPorte led the meeting in the Pledge of Allegiance.

Chairperson Miller opened the joint meeting. The BOCC apologized for arriving late. Chairperson Miller introduced the first topic for discussion; determination of harbor boundaries.

Administrator Fitch explained the Town's history on the issue.

The Council and the BOCC reviewed the materials included with the BOCC's 9/24/96 letter to the Council on the matter.

Chairperson Miller stated that San Juan County is willing to participate financially in the project.

The Council and BOCC discussed harbor boundary determination budgeting considerations and procedures.

Commissioner Starr suggested that the goal is to eventually develop an integrated Harbor Management Plan. The Council and BOCC discussed same.

The Town will move forward with the harbor boundary determination process.

Mayor LaPorte noted that he and Councilmember Sheiman must catch the 3:10 PM ferry to attend a workshop on the mainland and that Councilmember Lackey would be leaving the meeting at 2:30 PM due to a work commitment.

Commissioner Starr suggested that the Town and the County need to move forward on determination of an alternate Turn Point/Pear Point access route. The item will be a future Council agenda item.

At 2:05 PM, Mayor LaPorte requested that the next item of discussion be ferry traffic management.

At Chairperson Miller's request, Mayor LaPorte summarized efforts toward developing ferry traffic management for the 1997 visitor season. He referred to the previously distributed 9/13/96 letter from the Sheriff outlining preliminary cost estimates and staffing requirements.

Mayor LaPorte, the Council, and the BOCC discussed various aspects of the issue, including funding, personnel costs, scheduling, and coordination of the operation by the Sheriff's Department. A cost-efficient solution will be sought. The Town and County agreed to budget for ferry traffic management. Financial participation will also be sought from DOT and/or the Washington State Patrol.

At 2:16 PM, the meeting took up discussion of the 10/96 draft Joint Planning Policies.

Town Planning Consultant Jim Slocomb summarized revisions to same. He suggested the Joint Planning Policies be considered for adoption at a joint meeting of the Town Council and the BOCC in the same manner as previously employed for adoption of the Interim Joint Planning Policies.

It was noted that the UGA has been formalized and that the new policies would replace the Interim Policies.

The Council will review the draft Joint Planning Policies at their 10/17/96 evening meeting and forward their recommendation to the BOCC.

The Council, BOCC, and respective staffs discussed various items in the draft policies including, entering into a joint service agreement to compensate for imbalances in transportation or capital facilities levels of service as defined in the respective comprehensive plans.

Commissioner Evans suggested that the Town and County need to be more specific as to policies regarding development adjacent to Town boundaries. The Council, BOCC, and respective staffs discussed the issue.

At 2:30 PM, Councilmember Lackey left the meeting.

Discussion continued as to possible future growth patterns, size of the proposed "buffer" area, uses, notification to the Town of development in the area, and the desire to provide predictability of uses to the property owners.

Commissioner Evans suggested consideration of some sort of joint development review committee. It was suggested that the committee could be composed of the respective Planning Commissions or the Town Administrator and the County's Planning Director. It was noted that a process rather than a specific dimension for the "buffer" area may prove feasible.

Commissioner Starr suggested that the County would like to be notified of development on the Town side of the border as well.

Chairperson Miller thanked the Town for the 3 recent appointments to the SWAC.

At 2:44 PM, Councilmember Sheiman moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - October 17, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present: 5

Councilmember Wilson left the meeting.

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Robinson seconded to accept the minutes of the 10/03/96 noon and 7:30 PM and the 10/10/96 7:30 PM Council meetings as revised. The motion passed unanimously.

The Council heard a presentation by Lew Dickinson regarding water service to his development at 850 Spring Street. Mr. Dickinson explained his situation regarding the 1" meter limit. He has a building under construction, an existing well, and wishes to reconfigure an existing building on the site. Mr. Dickinson requested exemption to the 1" meter limit. He felt that a meter limit should be based on water use not fixture count.

Mr. Dickinson responded to various inquiries from the Council. At issue is that under the 1" meter limit Mr. Dickinson is constrained as to how he can reconfigure the rental spaces and associated restrooms in his existing buildings and configure the building under construction.

Building Official Jim Hodges explained the pertinent regulatory issues.

At 12:16 PM, Councilmember Wilson rejoined the meeting.

Mayor LaPorte, the Council, staff, and Mr. Dickinson discussed the particulars of the issue, including the desire for allocation flexibility of existing and future commercial rental space, possibly outdated tables in the Uniform Plumbing Code (UPC), the need for revised tables to reflect conservation fixtures, the flushing characteristics of various toilet designs, and the required fixtures per rentable square footage.

Staff will research the possibility of modification of Table 10-2 of the UPC.

Mayor LaPorte thanked Mr. Dickinson for his presentation.

At 12:56 PM, the Council began a work session on the Draft GMA Comprehensive Plan.

Administrator Fitch reminded the Council that the comment period on the draft Joint Planning Policies (JPP) is coming to an end.

The Council discussed possible concerns with same, including the size of the proposed "buffer" zones and notification to both jurisdictions of proposed development in same.

Planning Consultant Jim Slocomb brought to the Council's attention the points raised in a letter received 10/14/96 from San Juan Island School District Superintendent Steve Enoch.

Mayor LaPorte, the Council, and staff discussed the constraints of GMA and existing Town regulations regarding provision of utility services outside of Town.

It was noted that none of the junior taxing districts have submitted a capital facilities plan or master plan to the Town so that the Town can plan for same. The Town has been asking for said planning documents from the junior taxing districts repeatedly over the last 5 years.

Mayor LaPorte, the Council, and staff discussed as to whether there were any remaining major concerns with the draft JPP.

At 1:18 PM, Councilmember Boothman moved and Councilmember Sheiman seconded to accept the Joint Planning Policies as drafted and recommend to the BOCC that same be adopted as drafted. The motion passed unanimously.

Administrator Fitch noted distribution to Council of the Town's draft comments on the Draft San Juan County Comprehensive Plan. He asked Council to review and comment on same. The comments must be forwarded to San Juan County by 10/23/96.

Mayor LaPorte, the Council, and staff discussed various points raised in the draft comments.

Mayor LaPorte informed the Council that Bob Low of the Water Department had earned a Certificate of Completion for Water Certification Examination Review.

Councilmember Boothman moved and Councilmember Lackey seconded to approve payment of claims warrants #12269 through 12339 in the amount of \$64,714.71. The motion passed unanimously.

At 1:31 PM, Councilmember Wilson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - October 17, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present:

At Mayor LaPorte's request, Councilmember Boothman led the meeting in the Pledge of Allegiance.

Mayor LaPorte introduced draft resolution #1056, a resolution authorizing amendments to the adopted 1996 Solid Waste Management Plan for San Juan County.

Councilmember Lackey moved and Councilmember Boothman seconded to adopt Resolution #1056. The motion passed unanimously.

The Council took up review of the draft Town comments on the Draft San Juan County Comprehensive Plan. The Council considered specific comments and expressed concern over the potential for "bootleg commercial uses", the deletion of concurrency requirements, and various other deleted items.

Planning Consultant Jim Slocomb suggested that transportation levels of service (LOS) should be mentioned at this juncture. It was noted that Washington State Ferries (WSF) LOS had recently been downgraded to level "C".

The Council and staff discussed the issue.

Mr. Slocomb will draft appropriate language and prepare the comment document for Council signature.

At 7:54 PM, the Council began a work session on the Draft Town of Friday Harbor GMA Comprehensive Plan.

The Council and staff took up consideration of the Transportation Element.

Mayor LaPorte, the Council, and staff discussed the operation of the WSF vehicle staging/parking areas, private transit providers, roadway level of service standards, and transportation revenues and expenditures.

The Council and staff reviewed the collated comments related to the Transportation Element.

In the Air Transportation section; TE-33(A&C) and TE-34(B&C) were deleted.

In the Marine Transportation section; reference to the Port of Friday Harbor was added to TE-40, "terminal facilities" was deleted from TE-46, "Port of Friday Harbor" was added to TE-48, and "maintaining" was changed to "limiting" in TE-51(B).

It was noted that WSDOT choose to not comment on the Town of Friday Harbor's Transportation Element.

At 8:56 PM, the Council declared a short recess.

The meeting reconvened at 9:03 PM.

TE-55 & TE-56 were revised to specify LOS "C" for peak and off-peak ferry service.

The phrase "for the purposes of planning" was added to TE-55 and TE-57.

Mr. Slocomb will verify current WSF off-peak overload and parking LOS.

TE-63 was deleted.

In the Land Transportation section; TE-70 was deleted, TE-85 was revised to state "encourage" instead of "allow".

At 9:30 PM, Councilmember Lackey moved and Councilmember Sheiman seconded to continue the meeting for 5 minutes. The motion passed unanimously.

Language suggested by Councilmember Robinson was added, as revised, as TE-14.

At 9:35 PM, Councilmember Lackey moved and Councilmember Robinson seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - October 24, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, & Sheiman

Others present: Town Administrator Fitch

Audience present: 5

Town Clerk Dubail informed the Council that Councilmember Wilson had notified his office that he would not be attending the meeting due to illness.

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

A memo from Councilmember Robinson dated 10/18/96 regarding Hotel/Motel Tax Draft H-0037.3 was distributed to the Council.

Mayor LaPorte opened the work session on the draft GMA Comprehensive Plan.

Town Planning Consultant Jim Slocomb directed Council attention to the collated comments on the Capital Facilities Element.

The Council and staff discussed adding new language drafted by Councilmember Robinson regarding conservation of resources to Chapter 2 as an additional Major Plan Objective. The new language was accepted as revised.

The Council took up consideration of the Capital Facilities Element.

The Council discussed and approved revisions suggested by Councilmember Boothman to reflect the current status of various Town facilities and programs.

In General Goals and Policies, Land Use, CFE-11 was amended to read "... adopted jointly with the County in 1996."

In Water Supply, General Policies, CFE-39 was deleted.

In Wastewater Treatment, CFE-54, "provide" was replaced with "develop".

In Criminal Justice/Police, CFE-115, the reference to the San Juan County Sheriff was deleted. CFE-116 was revised to specify "coordinate" rather than "cooperate".

The Council and staff discussed the Criminal Justice/Police Level of Service (LOS).

At 8:28 PM, the Council took a short recess.

The meeting reconvened at 8:37 PM.

A "General Policies" subsection was added between CFE-5 and CFE-6.

The Council and staff discussed adding new Conservation Goals & Policy language suggested by Councilmember Robinson in the Water Supply section. Water quality standards were reviewed. The majority of the new conservation language was adopted as revised.

The Council and staff reviewed the Public Schools Section. It was noted that the school administration is quite late in beginning to participate in the GMA process. The needs of the schools and the need for the school district to provide planning documents specifying same was reiterated.

At 9:13 PM, Councilmember Robinson moved and Councilmember Lackey seconded to adjourn.

Following discussion, the Council decided to hold two public hearings on 11/21/96 to take testimony on the draft GMA Comprehensive Plan.

The Council and staff discussed devoting the planned 10/31/96 noon work session to review of the draft zoning maps.

At 9:23 PM, the motion to adjourn passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - Town Council - October 31, 1996 @ 12:00 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch
Audience present: 6

Town Clerk Dubail informed the Council that Councilmember Wilson had notified his office that he would be late.

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

A letter and attachments received October 25, 1996 from Tom Schroeder regarding his recent discovery of documents regarding the "Convention of Incorporation" of the Town in the archives at the County Auditor's office was distributed to the Council.

John Campbell and Carrie Brooks of the San Juan County Housing Advisory Board were present to ask the Council if they were interested in expressing support for a CDBG grant application to obtain funding from State and Federal sources for a loan program to assist first time home buyers of households below 80% of median income.

At 12:06 PM, Councilmember Wilson joined the meeting.

Mr. Campbell responded to various inquires from the Council regarding the proposed application. Mr. Campbell stated that neither the application or the program would require any administrative support from the Town. He distributed the draft San Juan County Equity Loan Program for First Time Homebuyers Policies and Procedures Manual to the Council.

At 12:11 PM, Councilmember Lackey moved and Councilmember Boothman seconded to express support by the Town of Friday Harbor for the grant application. The motion passed unanimously. Following receipt of the necessary information from Mr. Campbell, staff will draft a letter stating same for the Mayor's signature.

Mayor LaPorte opened the scheduled work session regarding the GMA Comprehensive Plan proposed zoning maps.

Administrator Fitch explained the particulars of same. He also asked the Council to consider what type of public process they wished to follow regarding development and finalization of the proposed zoning maps. Administrator Fitch suggested various alternatives, including mass mailings to town property owners, notices in the papers, and/or additional public meetings.

The Council and staff discussed various notification options and the estimated associated costs.

Councilmember Boothman noted that the Council may wish to consider policies regarding conditional uses and existing non-conforming uses before inviting public input.

Councilmember Robinson pointed out the need to address the environmental impacts of the various proposed zones.

Administrator Fitch and Planning Consultant Jim Slocomb explained that the above concerns could be addressed in the development regulations.

Discussion followed as to the effect of rezoning on existing uses, neighborhood impacts, avoiding "spot zoning", relocating utilities, and allocating adequate area for the various designations.

It was noted that the proposed zoning is intended to eliminate "split zoning" on individual parcels, zoning will follow lot lines.

Discussion continued on zoning policies and procedures, conditional uses, utility constraints, "affordable" SFR housing, and changes to "buffer" zoning designations.

At 1:03 PM, Councilmember Lackey left the meeting due to a work commitment.

The Council and staff suggested and discussed revisions to the proposed zoning maps. It was mentioned that San Juan County has not seen fit to provide for the siting of public service uses outside the UGA.

Review of the maps continued. Following discussion, various draft designations were revised.

The Council discussed which proposed zoning map to develop - MFR areas calculated with 9 units per acre or 18 units per acre. The Council decided to pursue development of the 9 units per acre map.

The Council and staff discussed the best method to get the proposed maps before the public. It was requested that the intended elimination of "pyramid zoning" be clearly indicated.

The Council requested that the revised 9 MFR units per acre map with zoning designations, the "sole" zoning statement, and notice of the public hearings be mailed to town property owners and that a press release of same be forwarded to the papers.

At 1:47 PM, Councilmember Wilson moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Duball, Town Clerk

Town Council - November 7, 1996 @ 12:00 PM

The Town Council met in regular session, Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, & Sheiman
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present: 16

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

Mayor LaPorte proclaimed November 10, 1996 as Etta Egeland Day in Friday Harbor. Mrs. Egeland thanked the Town and the Town Administrator.

Fire Chief Rosenfeld reported that his department had responded to 1 call in October, 4 recruits had graduated from a recent recruit class, there are 21 active members in the department. Chief Rosenfeld briefed the Council on recruit class procedures. He reported that his office is receiving presentations from fire truck equipment vendors. The fireboat "Lucy T" has been repainted and is back in the water. Chief Rosenfeld suggested that the Council give consideration to an end-of-year monetary reward to active fire fighters.

The Council and Chief Rosenfeld discussed various aspects of the proposal. Administrator Fitch will discuss the matter with Chief Rosenfeld.

Mayor LaPorte thanked Chief Rosenfeld for his presentation.

At 12:16 PM, Maintenance Supervisor Reitan reported that Trout Lake Reservoir is 52 3/4" below the spillway, it was 66" below the spillway last year at this time. He informed the Council of various activities in the Water Department. The Cross-connection Control Manual first draft is "98%" completed. The water treatment plant is functioning well. Maintenance Supervisor Reitan reported on the projects and status of the other departments.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

The Council did not receive a Planning Department report as Permit Coordinator Jones was home ill.

At 12:25 PM, Building Official Hodges summarized his October 1996 Building Department Report previously distributed to the Council. He briefed the Council on his research into updating certain tables in the Uniform Plumbing Code.

Mayor LaPorte thanked Mr. Hodges for his report.

At 12:30 PM, Stephen S. Deem, PE, Regional Engineer, Department of Health (DOH), NW Drinking Water Operations, explained DOH requirements regarding the Hillview Terrace Community Association water system and necessary upgrade planning regarding consideration of acquisition of same by the Town.

Mr. Deem responded to various inquiries from the Council.

Discussion followed as to capital improvements and the financial obligations of the Hillview Terrace Community Association prior to any Town acquisition of the water system.

At Administrator Fitch's inquiry, Mr. Deem indicated that comment #1 of his 2/16/95 letter regarding the Hillview Terrace water system could be revised. He will submit a revised letter to the Town. Mr. Deem explained safety requirements for system infrastructure such as tank access ladders.

Mr. A. Carter Broad, Hillview Terrace Community Association President, informed the meeting that the required tank ladder and safety cage had been ordered.

Regarding cross-connection control, Mr. Deem referred to his previously distributed handouts. He explained cross-connection control and gave examples of the need for same. Mr. Deem explained the increasing necessity for cross-connection control with the advent of non-regulated supplemental water sources such as roof catchment and gray water reuse.

Mayor LaPorte, the Council and staff discussed cross-connection control implementation with Mr. Deem. Enforcement of same will require a new staff position and funding.

Discussion followed regarding interim water reuse standards, conservative regulations, and the lack of state guidelines.

Mayor LaPorte inquired as to what effort DOH is making toward encouraging water conservation and reuse.

Mr. Deem pointed out that, by nature, health departments are very conservative in approving new regulations regarding the public welfare.

At 1:06 PM, Councilmember Lackey left the meeting due to a work commitment.

Mr. Deem responded to various inquiries from the Council. He explained the Water System Coordination Act which addresses the creation of a new water system within an existing water system service area. Mr. Deem explained the economics and benefits to property owners of a public water system and the drawbacks of allowing private wells within an existing water system service area.

Mr. Deem questioned whether a 1" meter limitation contributed materially to actual water conservation. He encouraged the Town to directly address the limited water supply issue.

Mayor LaPorte, the Council, staff, and Mr. Deem discussed various methods to control water system impacts. Mr. Deem noted that price is the most frequently used control.

Mayor LaPorte thanked Mr. Deem for his presentation.

Councilmember Sheiman informed the Council that it was her understanding that the "Island of the Arts" banners would be removed from the light standards downtown as soon as CableVision's basket truck was repaired.

At 1:26 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to approve payment of claims warrants #12342 through 12414 in the amount of \$105,966.23 and payroll warrants #5038 through 5075 in the amount of \$98,103.43. The motion passed unanimously.

At 1:28 PM, Councilmember Boothman moved and Councilmember Robinson seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - November 7, 1996 @ 7:30 PM

The Town Council met in regular session.

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present: 4

Town Clerk Dubail informed the Council that Mayor LaPorte and Councilmember Wilson had both notified his office that they would not be attending the meeting.

Councilmember Boothman moved and Councilmember Sheiman seconded to appoint Councilmember Lackey Mayor Pro tem. The motion passed unanimously.

Mayor Pro tem Lackey led the meeting in the Pledge of Allegiance.

There were no non-agenda items presented.

Mayor Pro tem Lackey opened the Council work session on the proposed 1997 water and **sewer** rates and connection fees.

Administrator Fitch summarized the status of same. He referred to the recommendations of the study prepared by Tracey Dunlap, Financial Solutions Consulting Group (FCSG). Mr. Fitch noted the need to move forward with revenue projections for the utility funds in the draft 1997 Town budget and requested indication from Council as to the direction they wished to proceed.

The Council and staff discussed promoting water conservation through rates and the equity of block rate structures.

Councilmember Robinson suggested that the Council may wish to defer the issue until the GMA Comprehensive Plan and the '97 Budget are completed so that the Council can devote their full attention to the rate structures. He also suggested consideration of a summer water rate surcharge in addition to a block rate structure.

Discussion followed on conservation incentives, connection fees, capital improvements, the desire for a watershed management plan, issuing a general obligation bond, the need to save for anticipated capital improvements, volume charges for SFR and other customer classes, the diversity of use patterns within customer classes, charging by cost of service, the presumed impact of water rates on business viability, and the desire for community wide solutions.

At Mayor Pro tem Lackey's inquiry, Attorney Eaton recounted that many other communities have implemented a System Development Charge (SDC) for new connections, although the charge is not specifically authorized in the City/Town RCW's.

The Council and staff discussed right-to-connect charges, summer business water demands and associated costs, whether residential users are subsidizing summer commerce water use, and Council feelings concerning implementing a SDC.

The Council expressed their commitment to implementing an equitable, viable rate structure.

At 8:39 PM, Mayor Pro tem Lackey opened the public hearing on revenue resources for the 1997 Town Budget.

Treasurer Picinich distributed a handout and gave a presentation outlining Town revenue resources.

The Council and staff discussed various aspects of the issue with Treasurer Picinich. It was again noted that the Town of Friday Harbor ranks 5th lowest in the state in property tax levied per \$1,000 of assessed valuation. The constraints on the implementation and use of various revenue sources were discussed.

Mayor Pro tem and the Council thanked Treasurer Picinich for her presentation.

At 9:27 PM, Mayor Pro tem Lackey introduced draft ordinance #1010, an ordinance fixing and levying the amount of Ad Valorem taxes for the Town of Friday Harbor for 1997.

Councilmember Boothman moved and Councilmember Robinson seconded to adopt Ordinance #1010. The motion passed unanimously.

Administrator Fitch presented the Council with a petition to establish harbor boundaries for their signature. He explained the particulars of the process.

Mayor Pro tem Lackey introduced draft ordinance #1009, an ordinance changing the location of a certain land use zoning boundary on property bordering Spring Street in

the Southwest Quarter of the Northwest Quarter of Section 14, Township 35N, Range 3 WWM, commonly known as 755 Spring Street, said land shall be designated as Light Industrial zone as defined in Land Use Ordinance #932.

Administrator Fitch explained the particulars of the proposed rezone. He noted that the Town is the proponent and that the required documents have been signed by the Port of Friday Harbor and recorded with the County Auditor.

Councilmember Robinson moved and Councilmember Sheiman seconded to adopt Ordinance #1009. The motion passed unanimously.

At 9:30 PM, Councilmember Boothman moved and Councilmember Sheiman seconded to continue the meeting for a period not to exceed 15 minutes. The motion passed unanimously.

Administrator Fitch reported that there would be a biosolids reuse public hearing at the BOCC hearing room, November 12 at 10:00 AM. The state and the BOCC have been notified by letter that the Town will not be funding for a septage receiving station. The GMA Hearings Board hearing on the Rosewood petition would be at the Inn at Friday Harbor Suites, November 18th at 10:30 AM. He asked the Councilmembers to attend if possible.

Attorney Eaton advised the Councilmembers that if they attended they should not discuss the issue or appear as a group.

At 9:40 PM, Councilmember Sheiman moved and Councilmember Robinson seconded to adjourn and continue the meeting to November 14, 1996 at 7:30 PM for a budget work session. The motion passed unanimously.

Sherman A. Lackey, Mayor Pro tem
Steven Dubail, Town Clerk

Town Council - November 14, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, & Wilson

Others present: Treasurer Picinich

Audience present: 1

Mayor LaPorte informed the Council that Councilmember Sheiman would not be attending the meeting for medical reasons.

At Mayor LaPorte's request, Councilmember Boothman led the meeting in the Pledge of Allegiance.

Mayor LaPorte opened the Council work session on the draft 1997 Town Budget.

Town Clerk Dubail mentioned that the Executive Summary of the Final Report of the Water and Sewer Rate Update, October 1996, prepared by Financial Consulting Solutions Group, Inc. (FCSG) had been distributed to the Council.

Councilmember Robinson indicated support for rate alternative #1 for water and rate alternative #2 for sewer as recommended in the above referenced report.

Treasurer Picinich recounted that Administrator Fitch had asked that the Council decide on implementing a System Development Charge (SDC).

The Council discussed the issue. Councilmember Boothman suggested investigation of revenue sources in addition to an SDC. He also reiterated the need for a watershed management plan.

Discussion followed as to the philosophy and implications of an SDC, the results of the FCSG study, deferring implementing an SDC, and reconsidering some capital projects.

At 7:52 PM, at Treasurer Picinich's request, the Council took up review of the draft 1997 budget.

Councilmember Boothman recounted a conversation with Port Commissioner Brian Calvert regarding initiating voluntary financial collections and contributions to the Town by the Port to help support Town services.

Councilmember Lackey suggested consideration of an admissions tax. The Council discussed various aspects of same.

The Council discussed implementing a gambling tax.

The Council declared their intent to hold a revenue work session or work sessions in April 1997.

The Council discussed requiring business licenses for out-of-town businesses doing business in the Town, increasing parking fines, and support for parking enforcement.

The Council asked staff to research and propose a parking fine increase to balance the parking enforcement budget.

Discussion continued on network communications, parking and traffic enforcement, a new clerk position, system administration, and increasing legal costs. It was suggested that the Town should work diligently to obtain financial assistance from San Juan County for law enforcement and/or restructuring how law enforcement is paid for in town with an agreement akin to the EMT services agreement.

Review of the Current Fund continued. It was suggested that a \$5.00 payment per training session attended be established as a training incentive for the Fire Department.

The Council discussed the merits of turning the hanging flower basket program over to the private sector. Councilmember Robinson will investigate the viability of obtaining volunteer sources for basket preparation.

The Council discussed downtown bench maintenance and material options. Councilmember Boothman will research bench maintenance and construction alternatives.

The Council and staff discussed budget priorities and escalating costs.

At Mayor LaPorte's suggestion, the consensus of the Council was to ask staff to review and return with a balanced budget, excluding water and **sewer** rates.

At 9:38 PM, Councilmember Robinson moved and Councilmember Lackey seconded to continue the meeting to 11/20/96 at 7:30 PM for a work session on water and **sewer** rates. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - November 20, 1996 @ 7:30 PM

The Town Council met in continued regular session with Mayor LaPorte presiding.

Members present: Boothman, Lackey, Robinson, & Sheiman
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present: 4

Town Clerk Dubail informed the Council that Councilmember Wilson would not be attending the meeting due to a prior commitment.

At Mayor LaPorte's request, Councilmember Boothman led the meeting in the Pledge of Allegiance.

Mayor LaPorte opened the Council work session on the proposed 1997 water and **sewer** rates.

Administrator Fitch summarized a 11/21/96 memo from Maintenance Supervisor Reitan regarding the history of the street flower basket project.

Town Clerk Dubail explained the utility account rate example sheets previously distributed to the Council.

At 7:36 PM, Councilmember Lackey joined the meeting.

The Council reviewed the utility account rate example sheets.

At 7:39 PM, Councilmember Robinson moved and Councilmember Lackey seconded to accept the recommendations of the 10/96 Water and Sewer Rate Update Final Report prepared by Financial Consulting Solutions Group and adopt Water Rate Alternative #1 and Sewer Rate Alternative #2. The motion passed unanimously.

Staff will prepare a resolution specifying same.

Treasurer Picinich distributed revised draft 1997 budget pages for the Current, Water, Refuse, Street, and Stormwater funds.

Administrator Fitch noted that even with the new water rates the Water Fund is out of balance due to desired new programs and associated personnel positions.

The Council and staff discussed timing and logistics of implementing the new rates, obtaining professional services to search for additional revenue sources, seeking legislative relief from onerous state and federal regulations, raising parking fines to balance the parking enforcement budget, anticipated acquisition of new fire fighting equipment, efforts toward Town and Fire District fire department consolidation, sales tax and tax benefits to the State, the limited grant climate in the state, the slight possibility of receiving realistic State funding for water reuse projects, the high standards set to reuse water, the likelihood of obtaining financial assistance from other agencies, the property tax rate set by other municipalities, and the constantly changing regulatory climate.

The Council and staff reviewed various items in the Street Budget.

At 8:41 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - November 21, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Attorney Eaton

Audience present: 44

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

Mayor LaPorte opened the Public Hearing on the Final Draft Comprehensive Plan and associated zoning maps and instructed the meeting in the procedure that would be followed.

Mayor LaPorte opened the meeting for public comment and utilized the previously distributed sign-up sheets to call on individuals interested in commenting.

Jack Cory, First Inspect, Inc., representing Mr. Buchanan, summarized his previously submitted written comments on behalf of Mr. Buchanan.

Forbes Powell, Luxel Corporation, spoke of the need for light industrial (IND) land in Friday Harbor. He expressed concern over the proposed redesignation of certain IND land to light manufacturing (LMF). Mr. Powell also gave examples of the need for revision of the non-conforming use regulations.

Al Nash, property owner, noted that the existing zoning was a significant factor in his recent acquisition of a property in Town. He requested that the property retain the current split PFS (professional services) / IND zoning designation with the proposed new allowed uses.

Terry Coulter, San Juan Island School District, read a prepared statement and submitted written comments regarding the schools.

Brian Calvert, Port Commissioner, spoke of the desire for a diversified economy and asked the Council to consider redesignation of certain property at the airport from IND to LMF.

David Jones, 255 Harrison, inquired about the land designation ratios on the proposed zoning map and submitted an article from Atlantic magazine for Council consideration.

Shirley Nielsen, property owner, expressed concern over the proposed redesignation of her property on Blair Avenue and felt that the anticipated property value of same would be significantly reduced. She also questioned the proposed redesignation of certain other properties in her neighborhood.

Farhad Ghatan, property owner, expressed concern over the proposed redesignation of a neighboring property to multi-family residential (MFR). He also felt there would eventually be a need for some sort of architectural review in Friday Harbor.

Jim Sackett, Sustainable Technology Center developer, offered his views on land use and zoning. He encouraged reconsideration of the elimination of pyramid zoning.

Steve Simpson, Port Director, spoke of the Port District's charter and goals. He suggested additional flexibility of uses in the proposed zoning designations, in particular, the Skagit Valley College site at the airport. He felt that the LMF and IND designations could be combined.

Samantha Garl, property owner, was in favor of retaining pyramid zoning.

Marion Weber, Park Street, felt that the Town had not taken existing uses in her neighborhood into account. She inquired as to the Council's intentions regarding

existing non-conforming uses. She expressed support for pyramid zoning and felt that the core area should be expanded.

Mary Karen Ryan, 1412 Argyle, expressed concern over the proposed redesignation of her 4 acres on Mullis Street to IND. She commented favorably on the conditional use process and expressed support for pyramid zoning.

Bill Giesy, property owner, suggested a need for increased flexibility of use in the various zones. He expressed concern over the proposed redesignation of Airport Center (Mark & Pak area) property and the associated allowed uses. Mr. Giesy stated that he was opposed to a strict separation of uses. He also was concerned about the Public Service (PBS) designation and the limited future use of so designated properties. Mr. Giesy felt that the current zoning functioned well.

Margaret Ryan, 2502 Cattle Point Road, commented on the proximity of IND zoned land to the recently initiated "self-help" housing project in the Evergreen II subdivision.

There was no further public comment offered.

Mayor LaPorte noted receipt of written comments from; First Inspect, Inc., The Friday Harbor Inns, Sunland Real Estate, San Juan Historical Museum, San Juan Real Estate Co., Annette M. Wood, Pope Family Properties, Bill & Becky Shanks, Coldwell Banker, Howard & Shirley Jones, Toucan Oil Trust, Tom & Karen Lanrose, Robert Blomgren, E. A. Geneste, San Juan School District, and Ray & Caroll Kinnaman.

Mayor LaPorte thanked all for their comments and attendance.

At 1:08 PM, Councilmember Lackey moved and Councilmember Boothman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - November 21, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Attorney Eaton

Audience present: 45

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

Councilmember Boothman moved and Councilmember Lackey seconded to approve payment of claims warrants #12416 through 12480 in the amount of \$46,565.37. The motion passed unanimously.

Mayor LaPorte opened the Public Hearing on the Final Draft Comprehensive Plan and associated zoning maps and instructed the meeting in the procedure that would be followed. He assured the audience that today's meetings would not be their final opportunity to comment on the process.

Mayor LaPorte opened the meeting for public comment and utilized the previously distributed sign-up sheets to call on individuals interested in speaking.

Bob Greenway, 570 Jensen Alley, felt that the current land use regulatory system "works fine" and questioned the need for the proposed elimination of pyramid zoning. He would like his 4 residential lots in Evergreen I subdivision rezoned to light industrial (IND).

Ed Smith, 2159 Fir Lane, expressed support for the current land use system and felt that public entity property owners should not be treated differently than private property owners.

Greg Hertel, Port Commissioner, expressed the Port's desire to allow for manufacturing uses on airport property by the Skagit Valley College facility. He suggested consideration of some sort of "tiered" zoning and submitted written comments.

Charles Nash, Port Commissioner, reiterated Mr. Hertel's comments.

Diane Pierce, 828 Argyle Avenue, expressed concern over potential uses on adjacent properties.

John Linde, 100 Aspen Beach Lane, "speaking on behalf of a number of clients", commented on the lack of non-conforming use regulations, the need for multi-use properties, the apparent creation of new non-conforming uses by the proposed redesignation, the viability of split-zoning in certain situations, and the desire to allow for transient accommodations in the commercial (COM) designation.

Howard Weiner, property owner, characterized the Park Street/Marguerite Street area as a neighborhood in transition from residential to more intense uses.

Sam Pope, PO Box 156, suggested inclusion of a conditional use process in the new development regulations. He commented on the impact of expanding commercial uses on residential space in the downtown core. Mr. Pope suggested that residential use be allowed as a secondary use in the commercial area. He desired a redesignation of property adjacent to San Juan Building Supply to IND.

Mayor LaPorte asked if there was any further comments from the audience.

Bob Greenway reiterated that "what we have, works" and spoke of the desirability of multi-use properties. He stressed the need to maintain the community character.

At Ed Smith's inquiry, Mayor LaPorte suggested that revision to the draft plan and maps will engender future public meetings.

Hearing no further public comment, Mayor LaPorte thanked all for their comments and for attending the hearings.

Sam Pope thanked the Town for the effort that has gone into the proposed plan.

Mayor LaPorte opened the hearing for Council deliberation.

Councilmember Robinson expressed the desire to revisit the maps. He noted the effort to comply with the GMA and take into account existing uses. Councilmember Robinson suggested that the Town should be zoning for a desired future. He would like to modify the current zoning the minimum amount to comply with GMA. Councilmember Robinson felt that tiered zoning in some situations may be appropriate.

Councilmember Boothman pointed out the disparity between the current zoning and actual development and use. He felt that the new map reflected how people are actually using their property.

Discussion followed on the effect of "arbitrarily" changing zoning, the "ideal" use of a property, rezoning to meet changing needs, formulating a picture of the town for the future, minimizing abutting incompatible uses, the need to discuss flexibility within designations to provide for existing uses, and the need to address existing non-conforming uses.

Councilmember Wilson pointed out that the conditional use permits reflected on the Land Use map made sense at the time. "Tightening up" on conditional uses is not conducive to flexibility.

Councilmember Robinson reiterated the desire to revisit the current zoning map and to try variations of same to accomplish the desired goal.

Mayor LaPorte suggested that the individual Councilmembers work with the staff to revise the map and proposed designations.

At 8:24 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - December 5, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch & Treasurer Picinich
Audience present: 4

At Mayor LaPorte's request, Councilmember Lackey led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Sheiman seconded to approve the minutes of the November 7, 1996 at 12:00 PM, November 7, 1996 at 7:30 PM, November 14, 1996 at 7:30 PM, November 20, 1996 at 7:30 PM, November 21, 1996 at 12:00 PM, and November 21, 1996 at 7:30 PM Town Council meetings as submitted. The motion passed unanimously.

Fire Chief Rosenfeld reported that his department had received 5 minor calls in November, 4 so far this month. The department has 21 active firefighters. Chief Rosenfeld reported that a firefighter was injured during a training session last Monday. The injured firefighter will be on the disabled list for approximately 2 weeks.

Chief Rosenfeld responded to various inquires from the Council.

Mayor LaPorte thanked Fire Chief Rosenfeld for his report.

Maintenance Supervisor Reitan reported that Trout Lake Reservoir is 28 3/4" below the spillway. Augmentation projects I & II are being used. A measuring device was installed at a creek at the back of the lake at DOE's request. The water treatment plant is functioning well. The Refuse Department is functioning well. **The Wastewater Department is functioning well.** The Street Department is cleaning storm drains.

Maintenance Supervisor Reitan responded to various inquires from the Council.

Mayor LaPorte thanked Maintenance Supervisor Reitan for his report.

Permit Coordinator Jones distributed to Council and summarized the Planning Department Activity Report.

Mr. Jones responded to various inquires from the Council.

Mayor LaPorte thanked Mr. Jones for his report.

At 12:30 PM, the Council heard a presentation by Sam Pope and received a letter dated 12/4/96 from Mr. Pope regarding his proposal for construction of public restrooms on Pope Family property near A Street and Nichols Street. Mr. Pope provided the Council with the design specifications of other public restroom facilities similar to his proposal.

Mr. Pope and the Council discussed various aspects of the proposal. Mr. Pope felt that he could have a facility in operation by the "summer of 1997" if the Town chose to participate in a timely manner.

Discussion followed as to the utilization of public funds for leased space, operating costs, location, donation boxes, maintenance, signage, and appearance. Councilmember Robinson and Councilmember Sheiman will review siting options, meet with the Chamber of Commerce, and report back to the Council.

Mayor LaPorte and the Council thanked Mr. Pope for his proposal.

The Council and staff discussed alternative locations for public restrooms, including siting same at Sunken Park.

The Council and staff discussed initial research into relocating Town Hall to a larger facility.

At 1:15 PM, Treasurer Picinich distributed the budget message for inclusion in the draft 1997 Town Budget.

Administrator Fitch explained considerations for adopting the draft Water Comprehensive Plan Update in a timely manner in anticipation of the new water rate structure.

The Council and staff discussed various issues associated with adoption of the Plan Update, including capital improvement projections, actual population change, water use, the adequacy of the analysis in the draft plan, and conservation options.

At 1:33 PM, Councilmember Lackey moved and Councilmember Robinson seconded to approve payment of claims warrants #12483 through 12542 in the amount of \$59,813.05 and payroll warrants #5080 through 5117 in the amount of \$90,686.42. The motion passed unanimously.

At 1:34 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - December 5, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson
Others present: Town Administrator Fitch, Treasurer Picinich, & Attorney Eaton
Audience present: 7

At Mayor LaPorte's request, Councilmember Robinson led the meeting in the Pledge of Allegiance.

No non-agenda items were presented.

Mayor LaPorte opened the Public Hearing on the draft 1997 Town Budget.

Treasurer Picinich summarized revisions to the draft budget and distributed revised budget pages.

There was no input on the draft budget from the public.

Administrator Fitch informed the Council that the draft budget, with the anticipated utility rate increases, is in balance. He noted a \$300,000 transfer from the Current Fund to the Street Fund.

The Council and staff discussed the revisions to the draft budget, anticipated 1997 projects, development driven street improvements, and street improvement regulations.

The draft budget will be considered for adoption at the 12/19/96 7:30 PM regularly scheduled meeting.

At 7:48 PM, Mayor LaPorte opened the Public Hearing for Shoreline Substantial Development and Variance Permit Application #63 by Peggy and Edward Strickland and instructed the meeting in the procedure that would be followed. Hearing no objection to his or any Councilmember's participation, Mayor LaPorte asked Permit Coordinator Warren Jones to present the staff report.

Mr. Jones distributed a correction to page 3 and summarized the Staff Report dated 12/02/96. Mr. Jones responded to various inquiries from the Council.

Mayor LaPorte asked the if the applicants or their agent wished to address the Council.

Jack Cory, First Inspect, agent for the applicants, distributed a copy of his presentation notes to the Council. He mentioned support for the proposal obtained from the State Department of Fisheries & Wildlife, State Department of Ecology, and the Army Corps of Engineers prior to the current hearing. Mr. Cory spoke to the recommendations for denial of the application in the staff report and addressed the tests as specified in FHMC 19.04.480 that a proposal must demonstrate for a variance.

Mr. Cory responded to various inquiries from the Council, in particular the impact or lack of impact of piers, floats and moored boats on eel grass beds, the proposed 10 foot extension to the float, and the lack of data regarding eel grass propagation.

Mayor LaPorte thanked Mr. Cory for his presentation and opened the meeting for public input.

Roger Bennett, 1 Spring Street, felt that the Town's Shoreline Master Program may need to be "modernized" to take into account concerns regarding eel grass and minus tides.

Marguerite Bennett, 1 Spring Street, inquired as to the ownership of the bottom lands at the site and disclosed her theory on eel grass migration patterns.

Grace Swan, 350 Warbass, felt that people who want to have big boats and moor them in front of their homes should consider the water depth in front of a property and other constraints to dock construction when evaluating a waterfront property for possible purchase. She also spoke of the strong tidal current in the area.

Mr. Cory and Mr. Jones responded to various inquiries from the Council.

At 8:39 PM, hearing no further comment from the audience, Mayor LaPorte closed the public input portion of the hearing, noting that the Council reserves the right to reopen the hearing for public comment at a later time or date, and opened the hearing for Council deliberations.

Councilmember Boothman explained his agreement with the evaluation and the recommendations of the staff report.

Councilmember Robinson felt that the request made sense in light of existing conditions.

Councilmember Boothman reiterated the provisions of the Town's Shoreline Master Program and the desire to allow for reasonable use of the site.

Councilmember Wilson felt that the requested dock extension may be premature and that results from "test" docks in the area may help clarify the eel grass situation. He also voiced concerns with current and navigation conditions in the area.

An aerial photograph of the area was utilized and identified as Exhibit "D".

Councilmember Lackey felt that the Council was being asked to fix a problem with eel grass that doesn't currently exist but may in the future and that the application did not meet all the requirements for a variance.

Councilmember Sheiman felt that the application may be premature and expressed support for the recommendations of the staff report.

At 8:47 PM, Councilmember Boothman moved and Councilmember Lackey seconded to deny Shoreline Substantial Development and Variance Permit Application #63. Following discussion, the motion passed unanimously.

At 8:49 PM, Mayor LaPorte declared a short recess.

The meeting reconvened at 8:55 PM.

Mayor LaPorte introduced draft resolution #1057, a resolution adopting the October 1996 Water and Sewer Rate Update Study Final Report prepared by the consulting firm of Financial Consulting Solutions Group, Inc., (FCSG).

Councilmember Robinson moved and Councilmember Lackey seconded to adopt Resolution #1057.

Following discussion, the motion passed unanimously.

Mayor LaPorte introduced for first reading, draft ordinance #1011, an ordinance amending Ordinance #616 and Harbor Municipal Code Chapter 13.04, concerning water system connection charges and repealing Ordinance #924 in its entirety.

Councilmember Boothman expressed his desire to not enact a System Development Charge (SDC). He spoke of his hopes for the efficacy of the anticipated water conservation program.

Councilmember Wilson spoke of the anticipated impact of an SDC on first time home builders.

The Council and staff discussed the initial impact on revenue and the eventual adverse impact on rates of not implementing the recommended SDC. It was noted that the proposed connection charge without the SDC component would be less than the current connection charge.

The Council and staff discussed various aspects of the water SDC issue.

At 9:28 PM, Mayor LaPorte introduced draft ordinance #1012, an ordinance amending Ordinance #600 and Friday Harbor Municipal Code Chapter 13.20, concerning **sewer** system connection charges and repealing Ordinance #925 in its entirety, for first reading. Administrator Fitch noted inclusion in same of an SDC.

At 9:31 PM, Councilmember Lackey moved and Councilmember Boothman seconded to continue the meeting for a period not to exceed 20 minutes. The motion passed unanimously.

The Council and staff discussed various aspects of the proposed **sewer** SDC. The Council would like to implement substantially reduced water and **sewer** SDC's. To that end they asked staff to revise the draft water and **sewer** connection charge ordinances to reflect a respective 10% total connection fee increase over 1996.

Mayor LaPorte introduced draft ordinance #1013, an ordinance amending Ordinance #616, Ordinance #950, and Friday Harbor Municipal Code Chapter 13.04, concerning water rates and repealing Ordinance #921 and Ordinance #991 in their entirety, for first reading.

The Council and staff discussed various aspects of same.

Mayor LaPorte introduced draft ordinance #1014, an ordinance amending Ordinance #600, #658, #727, and Friday Harbor Municipal Code Chapter 13.20 concerning **sewer** user charges and repealing Ordinance #998 in its entirety, for first reading.

Roger Bennett inquired as to consideration of restaurants with grease traps in applying the proposed high-strength sewage charge.

Mayor LaPorte, the Council, and staff discussed the issue with Mr. Bennett. It was noted that a user designated as a high-strength user can ask to be reclassified based on actual sewage strength tests.

At 9:50 PM, Mayor LaPorte introduced draft resolution #1058, a resolution authorizing the Mayor to execute a law enforcement contract with San Juan County for the calendar year 1997.

Councilmember Robinson mentioned that he would like to discuss the issue of the disparity of the amount paid for law enforcement services by Town residents and county residents with the BOCC.

Administrator Fitch noted the late stage of the San Juan County and Town of Friday Harbor budget processes.

Following discussion, the motion passed unanimously.

At 9:54 PM, Councilmember Robinson moved and Councilmember Lackey seconded to continue the meeting for a period not to exceed 7 minutes. The motion passed unanimously.

Mayor LaPorte introduced draft ordinance #1015, an ordinance concerning connection to the Town's sanitary sewer system and amending Ordinance #600 and Friday Harbor Municipal Code Chapter 13.20.

Administrator Fitch explained the particulars of same.

Councilmember Lackey moved and Councilmember Sheiman seconded to adopt Ordinance #1015. The motion passed unanimously.

Administrator Fitch reported receipt of public comments and letters regarding the proposed GMA zoning changes. Same has been addressed in Permit Coordinator Jones 12/02/96 memo to the Town Council.

Administrator Fitch distributed additional comments and the revisions to the draft land use designations for Council review.

Administrator Fitch noted receipt and distribution to the Council of a letter from Carter Broad, Hillview Terrace, regarding Town acquisition of the Hillview Terrace water system.

Administrator Fitch informed the Council about various administrative matters.

At 10:02 PM, Councilmember Robinson moved and Councilmember Sheiman seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - December 19, 1996 @ 12:00 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

Audience present: 5

At Mayor LaPorte's request, Councilmember Wilson led the meeting in the Pledge of Allegiance.

Councilmember Lackey moved and Councilmember Wilson seconded to approve the minutes of the December 5, 1996 12:00 PM and 7:30 PM meetings as submitted. The motion passed unanimously.

Mayor LaPorte opened the public hearing to amend the 1996 Town Budget.

Treasurer Picinich explained the proposed budget amendments.

The Council and staff discussed various items in the revised budget.

Hearing no public input, Mayor LaPorte closed the public hearing.

The Council will consider adoption of the amended budget at their evening meeting.

At Mayor LaPorte's request, Administrator Fitch summarized the staff report of 12/13/96 regarding the request by the developers of the Sustainable Technology Center (STC), Mullis Street, for a waiver from the requirement to connect to the Town sanitary sewer system. Administrator Fitch reviewed the history of the sewer connection ordinance. The issue appears to be whether the development produces "sewage". Administrator Fitch noted that on 12/17/96 he received from San Juan County Public Health a booklet entitled "State Guidelines for Experimental On-site Sewage Systems, dated August 1994."

The Council discussed aspects of the issue with staff.

Jim Sackett, STC developer, displayed a sample of and spoke of the quality of effluent produced by the project, his desire "to comply with any and all" regulations, and the changing regulatory environment. Mr. Sackett stated that there has been ongoing testing of the STC sewage system by the system developer, Hydroxyl, Inc. Mr. Sackett commented on the recommendations of the staff report and responded to various

inquiries from the Council. He reiterated that he is committed to complying with evolving regulations.

Mike Kaufman, San Juan County Public Health, stated that, technically, the effluent produced by the Hydroxyl system is **sewage**. He also pointed out that the drainfield of the system was installed within 70 feet of a pre-existing well on an adjacent property. He referred to the State mandated approval process for experimental systems as set forth in the Guidelines for Experimental On-site **Sewage** Systems. Mr. Kaufman reminded the meeting that the "bottom line" is to protect the public health. He recommended that the testing protocol be started "right away" and that the developer follow the state process. Mr. Kaufman noted that the developer is responsible for all costs.

Mr. Sackett indicated agreement with Mr. Kaufman's recommendations.

Mr. Kaufman reiterated the need for the developer to follow and complete the 2 year State process.

Mr. Sackett again indicated his willingness to comply.

Mr. Kaufman noted that the County has not signed off on the Final Inspection for STC **Sewage** Permit #95-244-00 and stated that the STC permit cannot be finalized until the State process has been successfully completed.

At Councilmember Sheiman's inquiry, Administrator Fitch spoke of the State Auditor's findings regarding requiring **sewer** connections. He felt that the Town must demonstrate efforts toward compliance with the Town's ordinance. Administrator Fitch suggested that same could possibly be accomplished by revising the appropriate legislation to allow the developer time to complete the State process for experimental on-site **sewage** systems.

The Council discussed the recommendations of Administrator Fitch's 12/18/96 memo and the desire for a mechanism to ensure compliance.

At Councilmember Wilson's inquiry, Mr. Kaufman noted that the well on the Anderson/Wilson property was in place before the Hydroxyl system was installed within the well protection area. The situation should have been mitigated at the time of the system application.

Mr. Sackett inquired if the situation was a concern regarding issuance of a Certificate of Occupancy for the development.

Administrator Fitch recounted the provisions of the UBC and the UPC.

Administrator Fitch and Mr. Sackett discussed statements in a 12/17/96 letter from Hydroxyl, Inc. The test results referred to in the letter were included in the staff report. The letter was distributed to the Council by Mr. Sackett.

Mr. Sackett expressed his views on permitting procedures.

Mr. Kaufman reiterated that Mr. Sackett's system has not been approved by SJC Public Health. The process set forth by the State Department of Health must be completed. The major concern must be the public health and the pre-existing adjacent well. Mr. Kaufman outlined the procedures and requirements that Mr. Sackett must follow. Mr. Kaufman felt the test results of the Hydroxyl system may be of benefit to the Town for future treatment options.

Mr. Sackett noted that his is the only U.S. water reuse installation of a Hydroxyl system.

Mr. Kaufman recommended that the developer submit his application to the State within 30 to 60 days. Testing should be initiated in a timely manner to ascertain initial compliance.

At Councilmember Sheiman's request, Mr. Kaufman stated that the developer should already have sufficient information to submit his application to the State within 30 days.

Mr. Sackett concurred with the recommended timeframe for application and agreed to same to initiate testing.

At 1:08 PM, Councilmember Lackey moved and Councilmember Robinson seconded to allow Mr. Sackett to coordinate with the County to secure an approved alternate on-site sewage treatment system utilizing the guidelines as published, and that Mr. Sackett shall submit his application to the State and initiate testing within 30 days.

It was noted that the Council is not deciding at this time whether or not to waive the requirement that the development connect to the Town sanitary sewer system.

Following discussion, the motion passed unanimously.

At 1:10 PM, Councilmember Lackey left the meeting due to a work commitment.

The following non-agenda items were presented by the Council:

Councilmember Sheiman - downtown businesses are having problems with vandalism. Councilmember Boothman recounted fruitless discussions with the Sheriff regarding problems with funding for increased police presence in Town. Councilmember Wilson suggested that the community needs to get more involved with the kids. The Council discussed the pros and cons of instituting a curfew. Councilmember Robinson reported efforts to find a site for a skateboard park. "If they had more to do they wouldn't be hanging around downtown." He also reported input from the business community regarding siting public restrooms.

Councilmember Wilson - reported receipt of information on a microbe "grease eating" process for restaurants.

At Councilmember Boothman's inquiry, Administrator Fitch will find out the status of the required deck and flower box removal at the Town Square building.

At 1:18 PM, Councilmember Sheiman moved and Councilmember Wilson seconded to approved payment of claims warrants #12544 through 12586 in the amount of \$55,033.41. The motion passed unanimously.

Administrator Fitch reported receipt and distribution to the Council of correspondence regarding proposed property rezoning under the GMA Comprehensive Plan. The issue will be a 1/2/97 agenda item.

At 1:20 PM, Councilmember Sheiman moved and Councilmember Wilson seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk

Town Council - December 19, 1996 @ 7:30 PM

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

Members present: Boothman, Lackey, Robinson, Sheiman, & Wilson

Others present: Town Administrator Fitch & Treasurer Picinich

Audience present: 4

At Mayor LaPorte's request, Councilmember Sheiman led the meeting in the Pledge of Allegiance.

There were no non-agenda items presented.

Mayor LaPorte presented draft ordinance #1011, an ordinance amending Ordinance #616 and Harbor Municipal Code Chapter 13.04, concerning water system connection charges and repealing Ordinance #924 in its entirety, and draft ordinance #1012, an ordinance amending Ordinance #600 and Friday Harbor Municipal Code Chapter 13.20, concerning **sewer** system connection charges and repealing Ordinance #925 in its entirety, for second and final reading.

Administrator Fitch referred to his 12/11/96 memo and accompanying table of fee options regarding same as requested by the Council.

The Council and staff reviewed the various fee versions.

At 7:58 PM, Councilmember Robinson moved and Councilmember Lackey seconded to accept Version B per the Town Administrator's memo. The motion passed unanimously.

Councilmember Lackey moved and Councilmember Sheiman seconded to adopt Ordinance #1011 with fee version B. The motion passed unanimously.

Councilmember Robinson moved and Councilmember Sheiman seconded to adopt Ordinance #1012 with fee version B. The motion passed unanimously.

Mayor LaPorte presented draft ordinance #1013, an ordinance amending Ordinance #616, Ordinance #950, and Friday Harbor Municipal Code Chapter 13.04, concerning water rates and repealing Ordinance #921 and Ordinance #991 in their entirety, for second and final reading.

Administrator Fitch explained the particulars of same.

The Council and staff reviewed the proposed water rates.

At 8:05 PM, Councilmember Lackey moved and Councilmember Robinson seconded to adopt Ordinance #1013. Following discussion, the motion passed unanimously.

Mayor LaPorte presented draft ordinance #1014, an ordinance amending Ordinance #600, #658, #727, and Friday Harbor Municipal Code Chapter 13.20 concerning **sewer** user charges and repealing Ordinance #998 in its entirety, for second and final reading.

Administrator Fitch explained the particulars of same.

The Council and staff reviewed the proposed **sewer** rates.

At 8:21 PM, Councilmember Lackey moved and Councilmember Sheiman seconded to adopt Ordinance #1014. The motion passed unanimously.

Administrator Fitch pointed out various revisions to the **sewer** rates.

At 8:28 PM, Mayor LaPorte introduced draft ordinance #1017, an ordinance establishing two accounting departments for the Town of Friday Harbor's Water Fund No. 410 and repealing Ordinance No. 780 in its entirety.

Treasurer Picinich explained the particulars of same.

Councilmember Lackey moved and Councilmember Boothman seconded to adopt Ordinance #1017. The motion passed unanimously.

Mayor LaPorte introduced draft ordinance #1018, an ordinance establishing two accounting departments for the Town of Friday Harbor's **Sewer** Fund No. 420 and repealing Ordinance #789 in its entirety.

Councilmember Lackey moved and Councilmember Sheiman seconded to adopt Ordinance #1018. The motion passed unanimously.

Mayor LaPorte introduced draft ordinance #1019, an ordinance amending Ordinance #616 and Friday Harbor Municipal Code Chapter 13.04, regarding distribution of proceeds from the monthly water base charge and the water user charge rate for metered water and repealing Ordinance #994 in its entirety.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Ordinance #1018.

Treasurer Picinich explained the particulars of same.

At 8:35 PM, following discussion, the motion passed unanimously.

Mayor LaPorte introduced draft ordinance #1020, an ordinance amending Ordinance #600 and Friday Harbor Municipal Code Chapter 13.20, regarding distribution of proceeds from the monthly sewer user base charge and sewer user charge and repealing Ordinance #1000 in its entirety.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Ordinance #1020. The motion passed unanimously.

Mayor LaPorte introduced draft ordinance #1022, an ordinance amending the 1996 Budget for the Town of Friday Harbor.

Treasurer Picinich explained the particulars of same.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Ordinance #1022. The motion passed unanimously.

Mayor LaPorte introduced draft ordinance #1021, an ordinance repealing Ordinance #581 in its entirety concerning bonding requirements and compensation for the Town Marshall.

Administrator Fitch explained the particulars of same.

Councilmember Lackey moved and Councilmember Sheiman seconded to adopt Ordinance #1022. The motion passed unanimously.

At 8:43 PM, Mayor LaPorte declared a recess.

The meeting reconvened at 8:52 PM.

Mayor LaPorte introduced draft ordinance #1016, an ordinance fixing salaries of officials and Town employees.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Ordinance #1016. The motion passed unanimously, Councilmember Wilson not participating.

Mayor LaPorte introduced draft ordinance #1023, an ordinance adopting the budget for the Town of Friday Harbor, Washington, for the fiscal year ending December 31, 1997.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Ordinance #1023. The motion passed unanimously.

Mayor LaPorte introduced draft resolution #1059, a resolution designating Key Bank of Washington, San Juan Branch, as the Town's banking depository.

Councilmember Lackey moved and Councilmember Robinson seconded to adopt Resolution #1059.

Treasurer Picinich responded to Councilmember Sheiman's inquiries regarding putting the service out to bid.

Following discussion, the motion passed unanimously.

At 8:56 PM, Administrator Fitch reported that the County has approached the Town regarding addressing in conjunction with implementing an Enhanced 911 system.

System Administrator/Town Clerk Dubail gave a summary of the County readdressing proposal. The Council is interested in hearing a presentation by the County E911 Coordinator at the first business meeting in February.

Brad Bogus, KCM, will make a presentation to the Council regarding the Water Comprehensive Plan Update at their 1/2/97 meeting.

The interviews for the Dam Feasibility Study RFP respondents will be held on 1/14 and 1/15/96.

The Council and staff discussed aspects of drafting legislation to provide for experimental on-site sewage treatment projects. Administrator Fitch requested Council assistance with same.

Mayor LaPorte informed the Council of a planned meeting at Town Hall on 12/21/96 at 3:00 PM with a State legislator and staff.

The Council discussed various sewer issues.

Administrator Fitch inquired as to how the Council wished to proceed with enforcement of the Sign Ordinance.

The Council requested that a work shop be scheduled on the issue.

At 9:36 PM, Councilmember Sheiman moved and Councilmember Lackey seconded to adjourn. The motion passed unanimously.

Wm. J. LaPorte, Mayor
Steven Dubail, Town Clerk