



SUMMARY OF THE MINUTES TOWN COUNCIL

Thursday, June 20, 2024 – Council Chambers – Afternoon Session

CALL TO ORDER

Mayor Jackson called the regular session of the Town Council to order at 12:02 p.m.

ROLL CALL

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

Mayor Raymont Jackson; Town Administrator Denice Kulseth; Finance Director Bethany Berry; and Clerk Jennifer Krembs.

FLAG SALUTE

Mayor Jackson conducted the flag salute.

ANNOUNCEMENTS

At 12:03 p.m., Mayor Jackson recognized Juneteenth took place on June 19, 2024.

PUBLIC COMMENT

PUBLIC COMMENT...

CONSENT AGENDA

At 12:04 p.m., the Consent Agenda was introduced by Mayor Jackson. Discussion followed and Councilmember de Freitas inquired about Resolution No. 2864 not having a cap for fees for the Hearing Examiner. Community Development Director Ryan Ericson estimated the approximate time needed for the Hearing Examiner to complete work. Town Administrator Kulseth reported the work is necessary and reassured the Council of Hearing Examiner's experience and awareness of the Town's financial constraints. The Council requested an update moving forward in which Ericson agreed to provide an update and written schedule of work.

Moved by Geffen, seconded by de Freitas, to adopt the Consent Agenda as presented with the exception of item B. Payment of Claims and Payroll until next continued meeting on June 27, 2024. No discussion. Motion passed unanimously.

- Resolution No. 2862 - Authorizing a Request for Interlocal Services between the Town of Friday Harbor and San Juan County for fleet maintenance
- Resolution No. 2863 – Authorizing KBA Inc. lease agreement of 425 Marguerite Place
- Resolution No. 2864 – Authorizing agreement with John E. Galt temporary Hearing Examiner
- Resolution No. 2865 – Authorizing MOU with the Guild of Pacific Northwest Employees
- Minutes approved for May 2, 2024, May 16, 2024, and June 6, 2024

ACTION AND DISCUSSION ITEMS

ACTION AND FHAC Update

At 12:09 p.m., Mayor Jackson introduced FHAC Coordinator, Julie Greene, to introduce newly appointed FHAC member David (Dave) Anderson. Anderson thanked Council and expressed his enthusiasm for the FHAC position. The Council welcomed Anderson to FHAC.

45

46 PUBLIC HEARING – Rezone Application No. 81:1032 Guard Street

47 At 12:10 p.m., Mayor Jackson introduced the procedure for Public Hearings.

48
49 At 12:12 p.m., Mayor Jackson opened the Public Hearing for Rezone Application No. 81 for 1032 Guard Street.
50 Mayor Jackson introduced Community Development Director, Ryan Ericson, to present the staff report. Ericson
51 provided a summary of the rezone application which requests zoning change from commercial to multi-family
52 residential. Ericson shared the rezone would create a total of 38 units. Applicants were not present. No public
53 testimony. Council discussion proceeded. Councilmember Hushebeck remarked Planning Commission
54 recommended approval and reviewed the application. Councilmember de Freitas commented that 38 new units
55 would be positive for the community.

56
57 **Moved by Hushebeck, seconded by Starr, to approve rezone application 81 to amend Comprehensive Plan Land
58 Use designation from commercial to multi-family residential, as submitted, and direct staff to prepare Findings of
59 Fact and Conclusions of Law and draft an Ordinance to amend the comprehensive plan map and the official zoning
60 map. No discussion. Motion passed unanimously.**

61 At 12:17 p.m., Mayor Jackson closed the Public Hearing.

62 PUBLIC HEARING – Development Agreement: Friday Harbor House

63 At 12:18 p.m., Mayor Jackson read the procedure for Public Hearings.

64
65 At 12:20 p.m., Mayor Jackson opened the Public Hearing for Development Agreement for the Friday Harbor House.
66 Mayor Jackson introduced Community Development Director, Ryan Ericson, to present the staff report. Ericson
67 presented highlights of the staff report and explained the purpose of the Development Agreement. Ericson
68 reviewed further steps needed for the proposed project beyond the Development Agreement. Ericson explained
69 the requests documented in the Development Agreement and explained the rationale for requests due to Municipal
70 Code providing historical references in the Town. Councilmember Hushebeck appreciatively commented on the
71 amount of work and detail compiled.

72
73 Mayor Jackson invited the applicant to present on the Development Agreement and welcomed Lisa Klein, land
74 planner for AHBL, representing applicant of Friday Harbor House. Klein thanked Ericson for the communication and
75 support to understand the Municipal Codes in the Town of Friday Harbor. Klein stated the team reviewed the staff
76 report and the conditions and that they do not have any concerns or objections. Klein presented an overview of
77 the project, benefits, and the terms of the proposed Development Agreement. Klein stated members of team
78 present: Jonathan Morley (landscape architect with Berger Partnership), Mark Olthoff and Kelsey Kenny (architects
79 with Olson Kundig) and Ian Morrison (lawyer with McCullough Hill). Klein shared the timeline of project which began
80 under former Town Administrator, Duncan Wilson. Klein stated the team worked through the concept with Ericson
81 by attending three Historical Preservation Review Board meetings. Klein continued presentation to cover overview
82 of proposal recognizing there is still more work to do moving forward. Klein addressed the Development Agreement
83 proposal to include funding for the development and expansion of Overlook Park. Klein explained elements of
84 design to include setbacks, overhangs, and Court Street garage entry along with new walkways and sidewalks
85 connecting to neighboring parks.

86
87 Mark Osthoff with Olson Kundig shared benefits of the proposed Agreement which highlights integrated elements
88 from the Town’s Comprehensive Plan. Osthoff explained the design to include view corridors and two improved
89 entry ways into the hotel. Osthoff explained the current state of the Friday Harbor House and explained how the
90 new design would interact in the space on the exterior. Osthoff shared the conceptual beginnings for the interior
91 to include elevated walkways, public space, reception, restaurant, and an overall enhanced experience. Osthoff
92 highlighted the benefit of off-street parking in the proposed two-level garage with the benefit of concealed
93 deliveries and garbage enclosures.

96
97 Jonathan Morely with Berger Partnership presented the Overlook Park schematic design. Morely shared the
98 landscape park location and proposed design concept with elements inspired by natural elements, piers, and docks.
99 Morely presented a concept with multiple visuals broken into three main parts: upper, middle viewpoints, and
100 lower street/park edge.
101
102 Klein returned to review the proposal requests outlined in the Development Agreement: 1) roof pitch, 2) two side
103 yard reductions and 3) increased lot coverage.
104
105 Ian Morrison, attorney for the Applicant, articulated the Applicant’s agreement with Ericson’s staff report. Morrison
106 referenced a past agreement between the Port of Friday Harbor and the Legion; he stated this as a separate
107 agreement that was only between the Port and the Legion without recorded restriction to Friday Harbor House.
108
109 At 12:57, Mayor Jackson opened Public Comment.
110
111 At 12:58 p.m., Jared Chambers, non-affiliated citizen of 39 years, opposed the Development Agreement proposed.
112
113 At 1: 00 p.m., Kristan (Kris) Kline, Vice Commander at the American Legion Post #163, opposed the Development
114 Agreement proposed. Kline passed out a letter of opposition and read the transcript to reject the Development
115 Agreement.
116
117 At 1:08 p.m., Rich Osborne, Whale Museum Interim Executive Director and Board of Directors President addressed
118 Council in opposition to the Development Agreement. Osborne expressed concern about the height of the proposal
119 and the effect of project construction on the aging Whale Museum structure and its contents.
120
121 At 1:11 p.m., Andrea Lynch, resident, employee, and member of the Legion, questioned the height variance.
122
123 At 1:12 p.m., Mike Galliger, resident and member of the Legion, opposed the Development Agreement. Galliger
124 asked questions about the plans presented and stated lack of clarity regarding what the structure would look like
125 once built.
126
127 At 1:16 p.m., Mayor Jackson closed the public comment portion of the meeting and reviewed the protocol for
128 Council to proceed in deliberation. Councilmember Turnage conveyed concern about the height restriction and for
129 the Whale Museum and inquired about how Overlook Park would be maintained. Councilmember De Freitas
130 appreciates Ericson’s report, historic architecture and how the design ties into the vernacular. De Freitas stated this
131 project could present community engagement opportunities, and then inquired about the view corridor, pitch of
132 roof, and requested more clarity on lot coverage. Councilmember Geffen expressed concern about height, views,
133 and neighboring organizations. Councilmember Hushebeck was appreciative of all comments, staff report, and
134 proposed park enhancements. Hushebeck was in favor of underground parking and requested more information
135 about the conditions of approval. Ericson addressed right of way (ROW), view mitigation permit, view corridor,
136 setbacks, public view easement, and how building height is calculated as defined by Municipal Code.
137 Councilmember Starr expressed concern about neighboring businesses, whale murals, views, and public access.
138 Starr requested to revisit Development Agreement again later. Mayor Jackson expressed concern about height
139 requirements, inquired about room for compromise, and suggested more communication between all parties.
140 At 1:54 p.m., Mayor Jackson invited the applicant to respond. Morrison acknowledged the process of the Public
141 Hearing. Morrison expressed approval of the staff report and the Development Agreement. Morrison recalled that
142 there are more steps to go through to get permits and articulated that there would be additional opportunities for
143 public input.
144
145 At 1:58 p.m., Mayor Jackson inquired if the height would still be an issue and if there is room for compromise.
146

147 At 2:00 p.m., Morrison introduced Mike Corliss, owner of Friday Harbor House. Corliss explained the request for a
148 4:12 pitch roof and if a flat roof was to be part of the design, the height could go up according to Municipal Code,
149 however, the agreement is asking for the approval for better aesthetic, which explains the setbacks in the design.
150 Corliss suggested more time to digest the information.

151
152 At 2:07 p.m., Mayor Jackson asked the Council for a motion to proceed.
153

154 Ericson explained the process to ask further questions being to send all questions to the Town Clerk.
155

156 **Moved by Hushebeck to continue at another council meeting on July 18, 2024, seconded by De Freitas, passed**
157 **unanimously.**

158
159 **ADMINISTRATOR'S REPORT**

160 At 1:58 p.m., Administrator Kulseth reported on the following:

- 161 • Permission requested for District 3 to use the historic firetruck for the Fourth of July Parade. The council
162 agreed.
- 163 • FCS group update to provide Town with bulk water sales costs.
- 164 • June 12th the Town received one bid for the Marguerite Place Improvement Project. The bid was close and
165 under the engineer's estimate. On June 27th, the meeting will continue to award the contract.
- 166 • Public Works loan deadline is coming up soon for the Water Treatment Plant's fourth filter.
- 167 • RMSA guidelines for elections was shared with the Council with a request to be mindful of the guidelines
168 as election season is coming up.

169
170 **FUTURE AND NON-AGENDA ITEMS**

171 No agenda items. The council clarified that consent agenda item B. Payments of Claims and Payroll would be moved
172 to continued meeting on June 27, 2024.

173
174 **PUBLIC COMMENT**

175 At 2:14 p.m., Daven Holzer, county resident and Legion Commander for 10 years, clarified no communication
176 between Legion or Friday Harbor House took place. A meeting between the two parties was arranged and Friday
177 Harbor House did not show.

178
179 No additional Public Comment.

180
181 **RECESS** –At 2:17 p.m. Mayor Jackson called for meeting continuation until next Thursday, June 27th at noon via
182 Zoom to address unfinished business.

183
184 * * * * *

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