**ITEMS DISCUSSED**

1. CALL TO ORDER

2. PUBLIC COMMENT ON AGENDA ITEMS   
3. COUNCIL DISCUSSION

**A. HISTORIC PRESERVATION COMMISSION RECOMMENDATIONS:** SUYEMATSU-BENTRYN FAMILY FARMS**,**

**AB 16-037 - PLANNING**

**B. NMTAC RECOMMENDATIONS: REVIEW ISLAND-WIDE PRIORITIES FOR NON-MOTORIZED PROJECTS,**

**AB 16-038 - PUBLIC WORKS**

**C. POLICE STATION OPTIONS, AB 14-008 - EXECUTIVE**

**D. CONTINUE DISCUSSION OF** NEXT STEPS FOR SUZUKI PROPERTY, AB 14-119 - CITY COUNCIL

4. FOR THE GOOD OF THE ORDER

5. ADJOURNMENT  
   
**1. CALL TO ORDER** 7:00 PM

Deputy Mayor Blossom called the Study Session to order at 7:00 p.m. with Councilmembers Townsend, Peltier, Scott, Roth, Medina, and Tollefson present. Records Manager Jahraus monitored the recording of the meeting and prepared the minutes.

1. **PUBLIC COMMENT ON AGENDA ITEMS** 7:02 PM

* Doug Rauh, Kenneth Place, stated the City should utilize the current location of the Police Department as a site for the new facility.
* Edith Hartmann, Morrill Place, asked about the timetable for Suzuki. Why the rush? Developers will always be around; the City seems confused about how to proceed.
* Marcia Lagerloef, South Beach Drive, is seeing that there are simple things at stake for a complex subject. We have created an either/or situation. Think about the values for a sustainable future and take the high road. You can win for environment by having an ecological study completed.
* Craig Spencer, Madison Avenue, commented that a friend said we would never build affordable housing because of housing values. We can counter this cynical view by translating the ideals for cultural and economic diversity into action.
* Gloria Sayler, Agate Pass, is concerned about the tenor of the arguments about Suzuki. A petition that has been circulated reads: “We support the development of affordable sustainably built housing at the Suzuki property with the commitment to preserving the older growth trees and pond currently existing there. We believe this could be a model development for environmentally sensitive affordable housing.”
* Bill Davis of Commodore Lane mentioned a petition with 700 signatures to date opposing affordable housing on the Suzuki property. We all want the same thing. Minimum development, and a traffic and environmental study.
* Clint Pells, Commodore Lane, feels there seems to be process problems and the intentions of the City are not clear. He would like to see more clarity because so far there is no clear model.
* Jonathan Davis, addressing the preservation of Suyematsu-Bentryn Farms; he very much supports it.
* Renee Fischer, spoke regarding Suzuki. We do not have a quantified problem, too much talk a lot of rhetoric but no facts. Why are we insisting on affordable housing on Suzuki? What is the rush, what is motivating council?

**3. COUNCIL DISCUSSION** 7:15 PM

**A. HISTORIC PRESERVATION COMMISSION RECOMMENDATIONS: SUYEMATSU-BENTRYN FAMILY FARMS,**

**AB 16-037 - PLANNING**

Senior Planner Beckmann, Deputy City Manager Smith, and chairs Glenn Hartmann and David Williams, representing the Historic Preservation Committee, presented to Council.

Japanese-American farmer Akio Suyematsu sold the Suyematsu Farm to the City upon his death in 2012. The farm is managed by Friends of the Farm under a 30-year master lease. Today, the farm is worked by five commercial farmers, many of whom had long-term friendships with

Akio. The property is an important community asset used not only for farming, but for teaching schoolchildren about historical food production and land use. This property has the ability to convey information about both the local Japanese-American experience and the agricultural legacy of our Island.

The City of Bainbridge Island's Historic Preservation Commission (HPC), in cooperation with “Friends of the Farm” (FOF) in their role as the property manager for the City’s public farmland, approached the City Council in April 2014 to request to apply for a no-match grant, administered by the Washington State Department of Archaeology and Historic Preservation (DAHP). The grant funds would be used to place the Historic Suyematsu Farmstead on the local, historic register and to create a historic property management plan. Council approved the application from the HPC, and the grant was awarded to the City in October 2014.

The City selected the Sheridan Consulting Group to perform the work in January 2015. Their efforts culminated with a Suyematsu Farm Historic Structure Report and Feasibility Study and filling out of the Nomination Form for the Local Register. Both the study and nomination form were reviewed by the FOF, City Staff and the HPC at multiple combined and independent meetings throughout 2015.

The report articulates the significance of this property and its unique contribution to the community’s history.  The HPC believes this property represents an important site with strong connections to the island’s agriculture history and Japanese-American heritage.  The HPC would like the City to formally recognize the site’s historical significance and identify a framework for preservation activities by taking two steps:

1. The HPC is requesting that the Council adopt the Suyematsu Farm Historic Structures Report and Feasibility Study so that it can be used as a tool for guiding future development/ redevelopment at the site.

* The HPC also plans to bring to you within the year proposed Design Guidelines to also further this goal.

1. To satisfy the conditions of the grant, and the recommendations of the previous Council, the HPC is also asking that you affirm the nomination for the Historic Suyematsu Farmstead to be placed on the local register. In accordance with the process for designating properties for listing on the local register as provided in BIMC 18.24.030B, the HPC reviewed the register application at their regularly scheduled monthly meeting on January 4, 2016. The meeting was also attended by members of FOF. The HPC unanimously agreed that the Historic Suyematsu Farmstead is eligible for listing the local register. According to the BIMC, the property cannot be listed without consent of the owner.

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If accepted onto the Register, the HPC would like to support the City in identifying and completing projects to preserve significant structures and landscape at the site.  Using the results of the Study, the HPC identified their top three preservation projects for the Historic Suyematsu Farmstead. These projects were also discussed at their January 2016 meeting with FOF members present.  The HPC recommends the City consider these priority projects:

* Barn
* Farmhouse
* Worker Sheds

As part of discussions last year related to potential preservation work on the property, City staff, HPC, and FOF have discussed the concept of a community partner to lead efforts to implement preservation projects for the Historic Suyematsu Farmstead.  This approach or some

other framework could help to move these proposed projects forward in a timely way that also emphasizes coordination among the wide range of stakeholders connected to the property.

7:44 PM ***NEXT STEPS:*** *Approval to schedule the Historic Suyematsu Farmstead nomination to the local register at a future City Council business meeting under New Business.*

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**B. NMTAC RECOMMENDATIONS: REVIEW ISLAND-WIDE PRIORITIES FOR NON-MOTORIZED PROJECTS,**

**AB 16-038 - PUBLIC WORKS 7:51 PM**

Public Works Director Loveless, Engineering Manager Hammer and NMTAC member Don Willott presented to Council. The City’s existing Capital Improvement Plan has been focused on “Complete Street” projects in the greater Winslow area and shoulder improvements island-wide as envisioned in the City’s Core 40 shoulder improvement program. While the NMTAC supports these projects, many members on the Committee consider the current vision to be limiting. For example, shoulders tight to the roadway along arterial streets may well serve commuter cyclists but do not provide facilities for families with children and less confident riders. A more comprehensive vision is thought to be needed in order to serve a wider range of users and the majority of our citizens.   
  
Starting at the beginning of 2015, the NMTAC began discussions with the objective of developing a more comprehensive vision about the type and range of projects needed to better serve the community. The Committee held its annual retreat on March 7, 2015 and discussed

future planning including various aspects of the need to further the vision of non-motorized facilities. A consensus was built around the concept of providing networks to serve a greater range of the Island’s population. The term “All ages and Abilities” was defined as a representation of the non-motorized vision. A special meeting was held on July 14, 2015 to review specific projects proposed by the Committee and staff as well as a set of criteria for ranking projects.

After much deliberation, a final selection criteria and ranked project list was finalized at the February 3, 2016 meeting.   
  
The comprehensive list of projects which have been prioritized by the Committee using a common set of criteria is included in the agenda packet. The new project list includes the “Complete Street” projects (adding bike lanes and sidewalks in urban areas), and the Core 40 program shoulder improvement projects that are currently programmed in the CIP. New projects have been added as follows:

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* A more comprehensive set of sidewalk improvements in the Winslow Area.
* Regional and Inter-island multi-use pathway projects including the Sound to Olympics’ (STO) Trail and an integrated network of trails connecting to the STO.
* Greenway projects to prioritize existing streets for pedestrian and bicycle use.

**C. POLICE STATION OPTIONS, AB 14-008 – EXECUTIVE 8:32 PM**

In addition to the information provided by City Manager Schulze about potential sites, there was discussion regarding a public meeting proposed for a date to be determined in April for obtaining community input regarding interests related to the police facility. Although the meeting would be open to the public, members of the opposition and advocacy groups would be specifically invited to attend. In May, staff would report to the City Council with a summary of the public input and a proposal for next steps.

**D. CONTINUE DISCUSSION OF NEXT STEPS FOR SUZUKI PROPERTY, AB 14-119 - CITY COUNCIL** 9:00 PM

The Council voted to direct the City Manager to move forward with negotiating a development agreement with the Olympic Property Group. During their next meeting on Tuesday, April 12, the City Council will discuss the scope and parameters that will inform the City Manager during these negotiations. The exact details of the development contract including requirements for affordable housing and types of community amenities will be decided during these negotiations. All Councilmembers have already expressed a strong desire that the developer be required to carry out an extensive public engagement process as a condition of the development agreement.

**4. FOR THE GOOD OF THE ORDER** 9:51 PM

Mayor Tollefson has been asked by Kitsap Transit to write a letter in support of their grant application to the Federal Department of Transportation for their new maintenance facility and double decker buses.

Councilmember Peltier met with Interim Planning Director Tovar to apologize for his comments made at the last meeting.

Councilmembers Townsend and Peltier commented on the study session meeting set up; the table configuration and the new mics are problematic. City Manager Schulze is working with IT Director Miller and the vendor to work on the kinks.

**5. ADJOURNMENT** 9:57 PMThe meeting was adjourned at 9:57 p.m.

/s/ Val Tollefson

/s/   
Kelly Jahraus, Records Management Coordinator