

# BINGEN CITY COUNCIL MINUTES

March 17, 2009

The meeting was called to order by Mayor Brian Prigel at 7:00 p.m. Council members present: Betty Barnes, Laura Mann, Clinton Bryan, Terry Trantow and Sandi Dickey. City Administrator Jan Brending and Attorney Tad Connors were present. Audience: Charlie Long, Bruce Brending, David Spratt, Karla Spratt, Maria Carrillo, Jesse Burkhardt.

## **Approval of Minutes – March 3, 2009**

Changes to the minutes of the March 3, 2009 city council meeting were noted as follows:

Page 3, 7<sup>th</sup> paragraph, last sentence should read: “There was consensus of the city council they did not want to lease portions of Depot Street as it is important to maintain the street and any potential parking areas and because the city does not want to be landlords.”

Page 3, 9<sup>th</sup> paragraph, 1<sup>st</sup> sentence should read: “Jan Brending said the city has been selected for technical assistance from the Washington Public Works Board.”

Terry Trantow moved to approve the minutes of the March 3, 2009 city council meeting as amended. Sandi Dickey seconded the motion and it was unanimously passed.

## **Public Hearing - Conditional Use Permit 2009-002, Maria Carrillo, Child Day Care**

Brian Prigel announced the public hearing for conditional use permit application 2009-002. He said the application is for a child day care facility at 738 E. Steuben.

Jan Brending reviewed the staff report. She noted that state law requires the city to allow child day care facilities within residential zones. Brending said the city has previously approved one other child day care facility that is no longer in operation. She said the state licensing authority for day cares will provide certain requirements such as fencing, etc.

Betty Barnes said the comment received from Washington State Department of Transportation (WSDOT) states that parking should meet state requirements.

Jan Brending noted that the comment from the Department of Transportation is their standard comment letter that the city has received for every conditional use application that is located on Steuben Street. She said that she does not believe WSDOT understands the applications or actually visits the sites. Brending noted there is parking available on the street in front of the home.

Betty Barnes moved to approve Conditional Use Permit Application 2009-002 submitted by Maria Carrillo for an in-home child day care at 738 E. Steuben. Laura Mann seconded the motion and it was unanimously passed.

## **Civil Service Commission Vacancy – Appointment**

Brian Prigel said the city has one applicant for the civil service commission vacancy – Charlie Long. He said that Charlie Long has experience on a civil service commission and also serving as mayor of Bingen. Prigel said he thinks Long would do a good job.

Betty Barnes said she also thinks Charlie Long would do a good job.

Sandi Dickey agreed.

Brian Prigel said as mayor he will appoint Charlie Long as Bingen’s representative on the White Salmon Civil Service Commission.

## **Zoning Ordinance Amendment, Single-Family (R1) Residential District Minimum Lot Size, Discussion**

Brian Prigel said that at the last city council meeting a resident of Bingen asked the city council to consider amending the city’s zoning ordinance change the minimum lot size for Single-Family (R1) Residential District from 6,000 square feet to 5,000 square feet.

Jan Brending said she has provided a memorandum that outlines the minimum square footage for new land divisions for all three residential districts. She noted that the 6,000 square feet is included in all

three for single-family structures. Brending said Scott Hohensee has asked that only the R1 district minimum lot size be changed.

Laura Mann said she feels that setbacks also need to be addressed. She asked if there are any state requirements regarding setbacks.

Brending said state requirements related to building codes address minimum setbacks related to fire issues.

Laura Mann said that higher density if planned right can be helpful.

Terry Trantow said that some problems can occur with 5,000 square foot lots when developers want to create unusually lots such as flag lots.

David Spratt said that when it comes to setbacks the further away structures are from each other the better for fire purposes.

Betty Barnes said she is glad to hear Terry Trantow's comments as he has served on the city council in the past and knows some of the history when it comes to zoning.

Brian Prigel said he does not believe the city should be guided by a specific interest or need but should be guided by a more general need.

Laura Mann said the city should also consider allowing 2 structures on one property.

Jan Brending said it is her intent to review the zoning ordinance for things like setbacks, allowing accessory structures in residential zoning, etc. She reminded the city council that it has identified some priorities for 2009 – one of which is looking at the commercial zoning and light industrial uses. Brending said the issue of setbacks in residential zoning may not be as easy to address as it appears.

There was a consensus of the city council to address the minimum lot size and setbacks in residential zoning at a later time in the year.

#### **Fire Permits – Discussion of Possible Ordinance Banning Outdoor Burning**

Jan Brending said she and David Spratt have learned some new information regarding issuing permits for outdoor burning. She said that state law prohibits any fire that is located within 50 feet of a structure. Brending said in addition, if a neighbor complains about a fire the individual who is burning will be required to stop.

Brending said that because of these limitations she and David Spratt are recommending the city adopt an ordinance banning outdoor burning except for agricultural burn permits. She noted that agricultural burn permits have to meet certain state requirements. Brending said that she recommends the city provide for yard/garden debris twice a year – in the spring in connection with Community Pride Week and again in the fall.

The city council and staff discussed how yard and garden debris could be handled. It was suggested that the amount of yard/garden debris allowed per residence may need to be increased and that more than one time in a given period may also be needed.

Clinton Bryan said he would like the city to look at alternatives to how yard/garden debris can be disposed of.

There was a consensus of the city council to draft an ordinance banning outdoor burning and to consider alternatives for disposal of yard/garden debris.

#### **Treasurer's Report – February 2009**

Jan Brending presented the treasurer's report for February 2009. She said she is continuing to watch sales tax and property tax revenues. Brending said the SDS shutdown may have an impact on sales tax returns. She said she is also concerned with property taxes being paid on time this year and many citizens continue to be angry about the increase in assessed valuation.

Sandi Dickey moved to accept the Treasurer's Report for February 2009. Terry Trantow seconded the motion and it was unanimously passed.

## **Old Business**

### ***Street Sweeper – Possible Purchase, Discussion***

David Spratt provided the city council with information regarding the purchase of a street sweeper. He said the purchase of a new sweeper would cost approximately \$185,000. Spratt said the purchase of a used sweeper with low mileage and hours runs \$30,000 to \$70,000. He said the other alternative is to borrow White Salmon's in exchange for the purchase of new center and gutter brooms at approximately \$550 plus tax.

Charlie Long said he works on the street sweeper run by SDS. He said sweepers are high maintenance machines and the maintenance will depend on who runs the equipment.

Brian Prigel asked David Spratt what would best serve the city.

David Spratt said purchasing a good used sweeper with low hours would be the best. He said he is concerned that if the city is using White Salmon's equipment that it might not be available at times because it is in use or is broke down.

Laura Mann asked where the funding would come from.

Jan Brending said the city has \$33,511 in its street equipment fund. She said additional funding would likely have to come from the Community Development fund.

Laura Mann said she is not comfortable in proposing the purchase of the equipment at this time. She said she is comfortable in purchasing brushes for the White Salmon equipment so that the streets in Bingen can get cleaned.

Betty Barnes said she agrees with Laura Mann. She said the city has identified this as a "recovery year."

Sandi Dickey and Terry Trantow agreed.

Brian Prigel asked staff to work with White Salmon to develop a more formal agreement for the use of equipment.

Laura Mann said she believes this is something the city should look at again in the fall particularly when considering the budget for 2010.

## **Mayor's Update and Council Comments**

### ***Insitu***

Brian Prigel said he has heard that Insitu is moving a portion of its operation to a facility in Stevenson. He noted that Insitu has taken out advertising indicating that the company plans to stay in the area.

Jan Brending said she is continuing to pursue a meeting with governmental officials and representatives of Insitu.

### ***Property Assessment Issue***

Brian Prigel said the Klickitat County Assessor will be on KIHR radio on Monday morning to answer questions regarding property reassessments.

### ***Maple Street Project***

Jan Brending said the Maple Street project will not likely close out until May although it has been declared substantially complete. She said the replacement light is on order and will have to be installed along with following up some landscape irrigation issues. Brending noted that several cracks in the curb and sidewalks have been found. She said the engineer and construction company are looking at the issue.

Betty Barnes said she would like to see the extra banners installed on the lights along south Maple Street.

### ***Street Landscaping Maintenance***

Laura Mann said she would like to volunteer to assist with the street landscaping maintenance. She said she just needs someone to show her what to do.

Jan Brending reported that Leslie Jackson with the Columbia High School will be bringing her horticulture class down to do the maintenance on the beds.

***Dry Creek***

Terry Trantow said that it appears the new drainage for Dry Creek is working well.

David Spratt said the sandbags and keeping the grates clean is helping.

**Vouchers**

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims certified as required by RCW 42.24.090 as of this date March 17, 2009. The council by unanimous vote does approve for payment the following list: checks 11015-11037 totaling \$24,011.67. Current – \$15906.59; Street - \$387.29; Community Development - \$4169.11; Water - \$851.79; Sewer - \$373.82; Treatment Plant - \$2323.07.

Vouchers audited and certified as required by RCW 42.24.080 and expense reimbursement claims certified as required by RCW 42.24.090 as of this date March 17, 2009. The council by unanimous vote does approve for payment the following list: payroll checks 10998-11014 totaling \$10348.91. Current - \$4750.53; Street - \$967.29; Water – \$1408.00; Sewer - \$372.43; Bingen Treatment Plant - \$2850.66.

At 8:20 p.m. the city council adjourned.

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City Clerk

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Mayor