

**CITY OF BINGEN
NOTICE OF INTENT AND PUBLIC HEARING NOTICE**

**TO REVIEW THE APPLICATION FOR SUBDIVISION AND DEVELOPMENT
AGREEMENT AND SET PUBLIC HEARING DATE**

NOTICE IS HEREBY GIVEN that STANLEY R DICKEY AND LAURIE M WALKER (DICKEY FARMS, INC), are owners of the subject property, situated in the City of Bingen, Klickitat County, State of Washington to-wit: Klickitat County Parcels #03113013000700 Tax Lots 2 and 3, SP 2004-01 in SWSE; 30-3-11: IRR TRCTS TO BINGEN and;

WHEREAS, the owner of the subject property, in conjunction with applicant PAUL J RUDINSKY (MCKENZIE RIVER COMPANY DEVELOPMENT, LLC) filed an application for subdivision (SUB 2020.001) to divide a 1.57-acre and 9.72-acre parcel (total 11.29 acres) into five (5) R3 Multi-family residential lots and;

WHEREAS, the proposed lots would provide two thousand five hundred (2,500) square feet per dwelling unit for the first four dwelling units; additional dwelling units: one thousand five hundred (1,500) square feet per unit and;

WHEREAS, the subdivision application (SUB 2020-001) was deemed complete as of November 10, 2020 and;

WHEREAS, the City of Bingen issued a Mitigated Determination of Non-Significance on December 4, 2019 for development of the subject property including up to 75,000 square feet of apartments and 48,000 square feet of townhomes and;

WHEREAS, the applicant intends to enter into a development agreement as allowed under Bingen Municipal Code 16.12.070(G) and The applicant proposes to develop the subject property in three (3) phases over a period of several years. The proposed development includes no more than one hundred and four (104) multifamily units housed in no more than four (4) separate buildings and an accessory amenity building, with the remaining subject property to be divided into no more than 36 residential lots over the course of the development. The proposed development agreement includes anticipated variance requests.

NOW THEREFORE, the owner and applicant request the Bingen City Council review the application for subdivision and development agreement.

BE IT HEREBY DECLARED THAT A PUBLIC HEARING has been set for the meeting of December 1, 2020 at 7:00 p.m. via Zoom Teleconference.

The Bingen City Council is designated the approval authority and shall hear all comments submitted before 5:00 pm on December 1, 2020 for or against the above action. To submit a public comment or register to provide testimony at the public hearing, please contact City Hall at (509) 493-2122 or email clerk@bingenwashington.org. Only those who submit written comments or testify at the hearing shall be entitled to appeal. Failure to raise an issue in the hearing or failure to provide sufficient specificity to afford the City Council an opportunity to respond to the issue precludes appeal to the Superior Court based on that issue. The record of the hearing shall remain open if a request is made before the close of the public hearing.

A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. Published in local newspaper and mailed to surrounding property owners as prescribed by the Bingen Municipal Code.

Cheyenne Pantoja Wright
Clerk Treasurer, City of Bingen
November 19 and November 26, 2020 (2t)