**BINGEN CITY COUNCIL MINUTES**

**September 19, 2023**

**Meeting Via Teleconference and In-Person**

The meeting was called to order by Mayor Catherine Kiewit at 7:01 p.m.

Council members present: Phil Jones, Ryan O’Connor, Izzy Schroder and Brittany Spratt. Staff present: City Administrator Krista Loney, City Attorney Christopher R Lanz. Audience present: Blaire Carroll, Steven Carroll, Kevin Driscoll, Kirby Erdely, Chief Mike Hepner, Cori Jubitz, Reed Stager, Officer Will Sauter, Michael Stahl.

**Public Comment**

None.

**Meeting Minutes – 9/5/2023**

Councilor Jones made a motion to approve the September 5, 2023 meeting minutes as written. Councilor O’Connor provided the second. Councilor Spratt abstained from voting; the motion carried.

**Public Hearing – 2023-001 Carroll Short Plat**

Mayor Kiewit opened the public hearing at 7:03 p.m. by asking if Council had any conflict of interest in hearing this short plat. No conflicts of interest were identified. Administrator Loney provided the short plat application packet and a memo. The request is to split the lot that houses Trellis Flowers and the red building located just south of City Hall into two lots. The staff report suggests a limit of 60 days for the applicant to come into compliance with BMC 17.40.

Steven Carroll asked for a 130-day time frame to evict the current occupants of the red building (120-days required by Washington State, 10 additional days to make improvements) and inquired if the property could apply for a business license as a hotel.

Councilor Jones made a motion to approve the Carroll Short Plat 2023-001 with the condition that once the plat is approved Steven Carroll has 130 days to get into compliance with BMC 17.40. Councilor O’Connor provided the second and the motion carried.

Mayor Kiewit closed the public hearing at 7:22 p.m.

**Bingen Police Update**

Chief Mike Hepner and Officer Will Sauter attended the meeting. Chief Hepner announced that he is back on day shift and Bingen has another new officer, Officer Garrick Clifford. Officer Sauter introduced himself to Council. Administrator Loney asked about the nuisance vehicles in Bingen, such as the Volvo full of trash parked by the Gorge Heritage Museum. Officer Sauter stated that the team is working on parking issues and nuisance vehicles.

**Public Hearing – Ordinance 2023-07-740 Single-Family Residential**

Administrator Loney presented a memo to Council explaining all four ordinances and their purposes: to adjust setbacks and lot sizes in Bingen. Mayor Kiewit opened the public hearing at 7:27 p.m. The draft ordinance was updated in section 17.20.040.C to read “five thousand square feet.” It was also updated in 17.20.050 to add one permanently maintained off-street parking space per dwelling unit.

Cori Jubitz asked what would happen to existing lots that are 4000 square feet and was informed that existing lots are grandfathered in. Michael Stahl stated that he supports the modification, as did Kirby Erdely and Reed Stager. Cori Jubitz asked if the parking space requirement would be applicable if she builds an ADU and was told yes. Peter Wright suggested that the City explore giving the authority to make parking decisions to single blocks and allowing the residents to make decisions about parking requirements. Kevin Driscoll stated that he applauds Council’s work on this and that the setback and lot size changes will not impact the McKenzie River development.

Discussion ensued specific to parking requirements. Mayor Kiewit stated that lots of people have multiple vehicles. Councilor Schroder clarified that when density increases there are more people with multiple vehicles, forcing kids to walk in the roadway and that safety is an issue. Kirby Erdely stated that he operates a business on Humboldt that has off-street parking for 4 people. He added that parking on Humboldt from Ash Street west is bumper to bumper and that people are territorial over “their” parking spaces.

Mayor Kiewit closed the public hearing at 7:49 p.m. Councilor Jones made a motion to adopt Ordinance 2023-07-740 Single-Family Residential with corrections. Councilor Spratt provided the second and the motion carried.

**Public Hearing – Ordinance 2023-08-741**

Mayor Kiewit opened the public hearing at 7:51 p.m. The draft ordinance was updated under 17.24.040.A to read “Maximum number of dwelling structures permitted per lot: one two-family attached dwelling structure.” It was also updated under 17.24.050 that there shall be one independently accessible parking space for each dwelling unit.

Discussion ensued in relation to the difference between a duplex and an attached ADU. Peter Wright suggested altering 17.24.040.E minimum townhouse width. This request was tabled to focus on setbacks and lot sizes.

Mayor Kiewit closed the public hearing at 8:06 p.m. Councilor Jones made a motion to adopt Ordinance 2023-08-741 Amending BMC Chapter 17.24 Two-Family Residential District with corrections. Councilor Spratt provided the second and the motion carried.

**Public Hearing – Ordinance 2023-09-742**

Mayor Kiewit opened the public hearing at 8:08 p.m. Peter Wright suggested that the City should look to a third party to help revise Multiple-Family Residential zoning. His concern is about one developer owning all the available developable land in Bingen.

Mayor Kiewit closed the public hearing at 8:17 p.m. Councilor Spratt made a motion to adopt 17.28. Councilor Jones provided the second and the motion carried.

**Public Hearing – Ordinance 2023-10-743**

Mayor Kiewit opened the public hearing at 8:20 p.m. Administrator Loney explained that this ordinance is for a bond anticipation note because the interim financing with North Cascades Bank can no longer be extended. Cashmere Valley Bank is going to take over this loan. Lee Marchisio, Bond Counsel with Foster Garvey, explained this to Council. Cashmere Valley Bank is able to provide a 2% lower loan rate and already has a relationship with the City.

Mayor Kiewit closed the public hearing at 8:23 p.m. Councilor O’Connor made a motion to adopt Ordinance 2023-10-743. Councilor Jones provided the second and the motion carried.

**Oak Street Reservoir Change Order**

Administrator Loney provided a memo to Council explaining that additional work at the site found Asbestos Cement pipe that needs to be abated. Due to noticing requirements of 10 days, Loney pre-signed the change order. Councilor Spratt made a motion to councilmanically approve change order 3. Councilor O’Connor provided the second and the motion carried.

**Skamania County Community Development Interlocal Agreement for Planning Services**

Administrator Loney provided a memo and the draft agreement. The existing agreement with Skamania County for Planning Services expired on December 31, 2022. The new agreement increases the hourly rate of service from $65 to $68.75, adds a courtesy noticing requirement for extensive delays, and adds a provision for the agreement to continue after expiration. Councilor O’Connor made a motion to approve the Skamania County Community Development Interlocal Agreement for Planning Services. Councilor Jones provided the second and the motion carried.

**August 2023 Treasurers Report**

Administrator Loney provided the coversheet and August 2023 Treasurers report. All is as it should be with the City’s books. Councilor Jones made a motion to approve the August 2023 Treasurers Report. Councilor Spratt provided the second and the motion carried.

**Staff Updates**

Administrator Loney had the following updates for Council:

Daubenspeck Park:

* GameTime equipment has been ordered. Delivery date is October 4th.
* Picnic tables ordered are here.
* Benches are on their way.

Grants:

* Krista will present to the CERB board on September 21 in Dayton, WA.

Oak Street Reservoir:

* Meetings are going well. The tank is now scheduled for a December 4 on-site date.

**Mayor’s Update and Council Comments**

Mayor Kiewit had a meeting with WSDOT about the roundabout and underpass. WSDOT and BNSF meeting are going well. She participated in a utilities meetings on Monday, September 18. The waterline that runs along the south side of Steuben street will be impacted and the City will meet with WSDOT about doing an advanced relocate of the line.

Councilor O’Connor asked that the City of Bingen truck in the Huckleberry Festival parade in 2024 have a co-pilot to ensure safety. O’Connor provide an open invitation to Council to visit the Treatment Plant.

Councilor Schroder shared that she staffed the City of Bingen booth at Huckleberry Festival on Sunday afternoon and got a lot of questions.

Councilor Jones stated that he staffed the City of Bingen booth at Huckleberry Festival on Saturday and that interaction was also positive.

**Voucher Approval**

A special check run was done on August 16, 2023 to cover electrical improvement costs to Daubenspeck Park under the Lodging Tax grant. Administrator Loney apologized to Council for failing to bring this to the September 5, 2023 meeting.

Claims Check (Dated 8/16/2023) totaling $32,699.94; Hotel/Motel Tax Fund - $32,699.94.

Councilor Jones made a motion to approve the Claims dated August 16, 2023. Councilor Spratt provided the second, and it passed unanimously.

Payroll Checks (Dated 9/15/2023) and Payroll EFT (Dated 9/15/2023) totaling $30,031.50; General Fund - $10,258.11, Street Fund - $5,246.80, Water Fund - $3,146.68, Sewer Fund - $875.18 and Treatment Plant Fund - $10,324.73.

Councilor Jones made a motion to approve the Payroll dated September 15, 2023. Councilor O’Connor seconded the motion, and it passed unanimously.

Claims Checks (Dated 9/19/2023) totaling $44,745.95; General Fund - $7,012.64, Street Fund - $272.66, Water Fund - $2,423.51, Sewer Fund - $305.43, Treatment Plant Fund - $16,752.91 and Water Capital Reserve Fund - $17,978.80.

Councilor Jones made a motion to approve the Claims dated September 19, 2023. Councilor Spratt

seconded the motion, and it passed unanimously.

**Adjournment**

Mayor Kiewit adjourned the meeting at 9:02 p.m.