

# **BINGEN CITY COUNCIL MINUTES**

**DRAFT – December 1, 2020**

## **Meeting Via Teleconference**

The meeting was called to order by Mayor Betty J Barnes at 7:00 pm. Council members present: Phil Jones, Ryan O'Connor, Catherine Kiewit, Isolde Schroder, Joseph O'Sullivan. Staff present: City Clerk Cheyenne Pantoja Wright, City Attorney Christopher R Lanz, Public Works Superintendent David Spratt.

## **Essential Services Update**

Mayor Barnes gave an update on the coronavirus case count in Klickitat County and the City of Bingen.

Barnes said Public Works had put up the holiday lights downtown with help from local businesses.

There was discussion about the annual lighted fire truck parade and the Christmas tree in Daubenspeck Park.

## **Minutes of November 17, 2020 Regular Council Meeting**

Council member O'Connor made a motion to approve the minutes of the November 3, 2020 council meeting as presented. Council member Jones seconded the motion and it passed unanimously.

## **Minutes of November 24, 2020 Special Council Meeting**

Council member O'Connor made a motion to approve the minutes of the November 3, 2020 council meeting as corrected. Council member O'Sullivan seconded the motion and it passed unanimously.

## **Decision – CUP Application 2020-002 Martinez**

The council confirmed the following conditions to be placed on the approved application:

1. Two (2) of the five (5) parking spaces be designated reserved for residential use
2. Ventilation of the ground floor shop space be subject to approval from the City Building Inspector
3. Any change in the business or fabrication type in the Light Industrial portion of the application not expressly allowable under Commercial Zoning be subject to council approval and further conditions

Council member Kiewit made a motion to approve Conditional Use Application 2020-002 Martinez as presented, with the conditions noted above. Council member Schroder seconded the motion and it passed unanimously.

## **Public Hearing – Variance Application 2020-001 Schroder**

Mayor Barnes asked the council members if they had anything to gain from the proposed application, and if they had any prior conversations about the matter. Council members Kiewit, Jones, O'Connor and O'Sullivan said no. Council member Schroder said yes and recused herself from any proceedings related to variance application 2020-001.

Proponent Eric Schroder introduced himself and talked about his proposal. He explained that the neighboring property contains an existing dwelling structure that is located on the west property line. The proximity of this neighboring dwelling led him to determine that he needed to plan for double the

side yard minimum depth requirement for potential structures to allow for fire protection as the setback requirement intends.

Public Works Superintendent and Bingen Fire Department Captain David Spratt confirmed that at least 10 feet of access was advisable for fire safety and access.

There was discussion about which side of a corner lot was the “front” yard.

The proponent asserted that the Jefferson Street side was considered the front.

Clerk Pantoja Wright confirmed that her research said the north edge of the property on Jefferson Street was the front but noted that even if the west edge of the property on Maple Street was considered to be the front, there would still need to be a variance since the draft site plan showed the potential building to be within 17 feet of the property line. She also reminded the council that regardless of if the variance was granted, the property owners were still bound by all other applicable sections of zoning code.

Mayor Barnes closed the public hearing.

**Variance Application 2020-001 Schroder**

Council member Kiewit made a motion to approve Variance Application 2020-001 Schroder, granting a variance for a variance from the from the requirement a front yard setback must be twenty (20) feet, Bingen Municipal Code 17.20.040(G), based on special circumstances relating to the surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located. Council member Jones seconded the motion and it passed with the following votes:

Kiewit – Aye, Jones – Aye, O’Connor – Aye, O’Sullivan – Aye, Schroder – Abstain.

**Public Hearing – Subdivision Application 2020-001**

Mayor Barnes asked the council members if they had anything to gain from the proposed application, and if they had any prior conversations about the matter. All council members said no.

City Attorney Lanz said he wanted to put all parties on notice and make it known for the purposes of the public hearing that the City has pending litigation concerning Dickey Farms.

Clerk Pantoja Wright said public comments had been received from the following community members:

- Rob Warwick                      506 W Jefferson, Bingen
- Blaire Carroll                    Trellis Fresh Flowers and Mugs Coffee, Bingen
- Scott Dent                        524 W Lincoln, Bingen
- Kelly Kreps                        White Salmon
- Michael Stenberg                532 W Lincoln, Bingen
- Jessica Van Leuven              309 Willow, Bingen
- Paul and Tammi Beneventi    Beneventi’s Pizza, Bingen
- Jason Spadaro                    SDS Lumber, Bingen
- DR O’Hara                        The Joslyn House, Bingen
- David McClure                    Executive Dir., Klickitat Co. Public Economic Development Authority

Pantoja Wright read the following public comments into the record:

## Public Hearing Comments, Questions and Concerns

The development of the west end of town will undoubtedly encourage growth for the city of Bingen. A larger number of people living close to town will help strengthen the health of businesses downtown and aid in drawing new business to the area, which will improve the economy of the city overall.

Living in the west end of Bingen, specifically on the streets of on Franklin, Jefferson and Lincoln, life is great. A closed neighborhood, it enjoys minimal traffic, quick access to the best park and skatepark in the gorge and walking distance to downtown store and restaurants. Having Dickies field developed into housing, I assume those living there will also enjoy much of what we appreciate about being in Bingen

My concerns:

Bingen Park is awesome, and one of its appeals is its location. Being set back from HWY14 and surrounded by low traffic side streets affords Dubenspeck Park the added security and confidence for all that enjoy it. However, connecting Franklin, Jefferson or Lincoln to a development and to HW14 would allow for not only through traffic, but a larger amount of local traffic to use these streets as connections, ultimately increasing traffic by the park.

With the lack of sidewalks in the neighborhood, we all utilize walking in the streets to travel by foot, to town, to the park, to walk dogs etc. Adding more traffic will increase the danger of doing so and diminish the safe, closed neighborhood feel.

Concerns over the type of housing:

What guarantee can we rely on that the proposed housing will not morph into low income housing? Although I understand the attempt is to build and supply middle income housing rentals for many in the gorge, what guarantees do we have that the project doesn't change? Should the developers experience lulls in housing demands and be forced to reduce pricing or screen requirements to fill units, things quickly change.

Preferences:

Why can't the expansion be self-sufficient with the required roading being a loop instead of the connection to Lincoln? The proposal drawing looked to have plenty of room to extend the proposed road around and back to its single connection to HW 14, allowing fire services access to all sides of the building

What's best for Bingen?

When I look at the field on the west end of town, I understand it's only a matter of time before it's developed. Whats best for Bingen? Is it really revolving tenants from an apartment complex owned by out of town interests? Or is it homeowners who are vested in the growth and improvement of the town and community?

Thanks, -Rob Warwick 516 W Jefferson



Cheyenne Pantoja Wright &lt;clerk@bingenwashington.org&gt;

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**Mackenzie River Company Development and Dickey's Subdivision**

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**Trellis Flowers** <trellisfreshflowers@yahoo.com>

Mon, Nov 30, 2020 at 2:29 PM

Reply-To: Trellis Flowers &lt;trellisfreshflowers@yahoo.com&gt;

To: "clerk@bingenwashington.org" &lt;clerk@bingenwashington.org&gt;

To Whom it May Concern,

I am writing in regards to the proposed sub-division on the Dickey's Farm property. Having had the privilege of being born and raised here in the beautiful Columbia River Gorge, I have seen growth some good and some bad. Having been a part of this Bingen community for over a decade as the owner of Mugs Coffee and Trellis Flowers I know how hard it is to keep a business thriving and doors open. I am in full support of the proposed sub-division. I have over 8 employees that struggle to find housing in the Bingen/White Salmon area. Some traveling as far as Glenwood, Stevenson, The Dalles and Troutlake. Keeping employees is a challenge as it is let alone trying to retain them when there isn't adequate or affordable housing. Its invaluable yes, that we grow within moderation but we can not grow if we don't have a place for people to live. Those within the hospitality, general labors and lower income families feel it the most.

I have been very impressed by the attention to detail and forth coming of information by the Mackenzie Development Team. I support there efforts to build a sub-division to meet the needs of all who live here. This is a neighborhood of hard working, considerate and grounded people and all should be welcome here; to live, work and thrive.

Thank you for your time,  
Blair Carroll

***Blair Carroll******Owner******Mugs Coffee******Trellis Flowers****PO Box 694**Bingen WA 98605**Phone 509-493-4844*[trellisfreshflowers@yahoo.com](mailto:trellisfreshflowers@yahoo.com)

Instagram: Trellis\_Flowers

<http://www.trellisfreshflowers.net>



Cheyenne Pantoja Wright &lt;clerk@bingenwashington.org&gt;

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## Dickeys development comments

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**Scott Dent** <ScottD@innce.com>

Mon, Nov 30, 2020 at 2:43 PM

To: Cheyenne Pantoja Wright &lt;clerk@bingenwashington.org&gt;

In regards to the proposed development on the Dickey Farms land on the west end of Bingen we are writing to express a few concerns. We live less than 100 yards from the location for your reference.

1. Traffic. This is the biggest issue that we have. Many of the cars driving from the development to White Salmon will cut through our neighborhood on Lincoln, Franklin and Jefferson streets. This neighborhood has a small town feel with many people including children using the streets to walk, bike and exercise their dogs. A large increase in traffic on these roads will be a safety hazard for us in the neighborhood. This concern is rectified by having the only access to the development be off of Steuben street (Hwy 14). The representative of the development claimed that the tie in with our streets was mandated by the fire department. Some possible solutions would be to have an "emergency only" tie in with no through traffic allowed, or to have two different entrances off of Hwy 14. Tying a development of this size into our quiet neighborhood will have a negative effect on our quality of life here.
2. Utilities. And more specifically, Bingen's water supply. Each summer there is a period where the tap water in our house is very bad. We believe this has to do with our allotment of White Salmon water running out. A development of this size will be a substantial increase in the water needs of this town and if this results in the rest of the town having to endure more of this terrible water, this will again negatively affect our quality of life.
3. Density. Most of us were envisioning 25-30 small homes for the development. The proposed development I believe is 150 units which is much more than expected. This seems excessive to us for a small town with mostly two and three bedroom homes.

We acknowledge the lack of housing in the Gorge right now and do not think that developing Dickeys is a bad idea as long as it is done with the needs of our citizens in mind. Thanks so much for your time.

**Scott Dent**

524 W. Lincoln St.

Bingen, WA 98605



Cheyenne Pantoja Wright &lt;clerk@bingenwashington.org&gt;

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## Hearing

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**Kelly Kreps** <kellykreps@gmail.com>  
To: clerk@bingenwashington.org

Mon, Nov 30, 2020 at 3:16 PM

Dear Clerk

I want to testify in favor of the McKenzie River Co development on the Dickey Farms parcel in your community. There is a strong need for reasonably priced housing in this area. Especially now with all the influx of outsiders into our communities due to the Covid 19 Pandemic, it is hard to find blue collar priced rentals for workers. I urge the community council to approve this project to help provide additional housing to our area.

Kelly Kreps



Cheyenne Pantoja Wright &lt;clerk@bingenwashington.org&gt;

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## Development of dickeys farm

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**Michael Stenberg** <michaelscottstenberghoodriver@yahoo.com>  
To: clerk@bingenwashington.org

Mon, Nov 30, 2020 at 4:41 PM

Good evening Cheyenne. Michael Stenberg here. Just wanted to reach out about the development of dickeys farms by the Macenzie river development. I won't be able to make the meeting so I wanted to zap you an email. I was able to view the renderings of the perspective build and they looked pretty beautiful. One thing I am curious about...will the labor force be local that are building them?

But other wise more housing more people more better. I am curious what "affordable" is. All in all I hope everything goes well and that bingen can grow with the opportunity they are presenting. -Michael.

Sent from my iPhone



Cheyenne Pantoja Wright &lt;clerk@bingenwashington.org&gt;

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**Public Comment- Dickey Farms Property Development**

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**Jessica Van Leuven** <jessucsb@hotmail.com>

Mon, Nov 30, 2020 at 4:52 PM

To: "clerk@bingenwashington.org" &lt;clerk@bingenwashington.org&gt;

To City of Bingen,

I would like to make a tes mony concerning the proposed property development at the Dickey's Farm property. I am a Bingen resident/ property owner near the proposed site at 309 Willow St.

I would like to express concern for such a development mostly based on my feeling that the infrastructure of Bingen may not be ready to support such a development. I do not feel our side of Bingen can handle the traffic of more residents with the current street set up, as it already feels like walking around the neighborhood, especially for children, is unsafe with the current amount of traffic and lack of sidewalks, speed bumps, and narrow roads. I am especially concerned for people making way to the park. If there are construc on vehicles and eventually many more residents making way into the property, this seems like it will cause a lot of stress and unsafe situa ons for walkers, and residents on the west side of Bingen.

Please feel free to contact me [phone number redacted]

Thank you,  
Jessica Van Leuven



From: **Beneventi's Pizza** <[beneventispizza@gmail.com](mailto:beneventispizza@gmail.com)>  
Date: Tue, Dec 1, 2020 at 2:08 PM  
Subject: Re: Bingen council mtg  
To: Dena Riggleman <[deputyclerk@bingenwashington.org](mailto:deputyclerk@bingenwashington.org)>

To Whom it may Concern,

Beneventi's Pizza Fully Supports the development of the Dickey's Property Proposal.

We believe this project would improve the need for housing in the area.

Also would boost economic growth as well.

Thank You for your time,

Paul and Tammi Beneventi  
Beneventis Pizza



## **SDS Lumber Company**

October 10, 2017

Dear Bingen City Clerk,

My name is Jason Spadaro, President of SDS Lumber Company, and I am writing this email to comment on the Application for Subdivision and Development Agreement, (SUB 2020.001) (Dickey Farms, Inc are owners, and Paul Rudinsky/McKenzie River Company Development is applicant) which is set for public hearing on December 1, 2020 at 7:00 p.m. via Zoom Teleconference.

I met with Paul and Cathy Rudinsky, listened to their description of the development project and reviewed their material and application for the subdivision and development agreement. Overall, I support this project and believe it will be very beneficial to Bingen.

Klickitat County, regional economic development authorities, local Cities and businesses have all identified the critical need for additional housing infrastructure to support the regional economy. The employees of SDS Lumber, as well as the employees of other businesses in Bingen, need additional housing in the area. This project helps us fulfill that need.

I appreciate how the project provides both apartments and townhouses, and it looks nicer than most apartment buildings I have seen. I also appreciate how they try to recognize Bingen's special and unique qualities and incorporate them into development.

This is the type of project that fits well within the increased density R3 zoning. I also think it will provide a much-needed boost for Bingen retail stores. Last, this will help Bingen through taxes the project generates.

I believe this project will be a benefit to our community and economic development. I strongly support this project and encourage the Bingen City Council to support it as well.

Sincerely,

Jason S. Spadaro  
President  
SDS Lumber Company

December 1, 2020

**To: Mayor Betty Barnes**  
City of Bingen  
112 N. Ash St.  
PO Box 607  
Bingen, WA 98605

Hon. Mayor Barnes,

I am writing in support of the apartment development on the Dickey Farms parcel (ref. Variance Application 2020.001), conjoined with enhancements detailed below.

As you know, I am the owner and operator of the Joslyn House and I believe I am effectively the only neighbor in Bingen whose property abuts the property lines of the development. The proponents have shared with me the site plans and artistic renderings of the project. I was impressed with the high quality of the development, the way it has been laid out on the site and manner in which they handled stepping down the buildings at the three story portions. I admit that I expected the buildings to feel taller than they do and I find their height to be reasonable for this type of development and the current zoning.

As demonstrated above, the site plan shows a recognizable and much appreciated attention to detail. I would propose the following items be included to accommodate Joslyn House:

1. A driveway easement to connect Joslyn House to the proposed site access road from Steuben/Hwy 14.
2. A 10' growth easement along the common boundaries to be dedicated to plantings.
3. A privacy screen (e.g., arborvitae planted root-ball-to-root-ball) or equivalent alternative along the north Joslyn House boundary.
4. A 4" minimum city water connection near the NW corner of Joslyn House property as a component of any water or fire hydrant revisions to the existing supply.
5. A City-approved fire hydrant installed along the north and/or east Joslyn House boundaries or suitable FDC on Rentable Townhouse Building 1.
6. Joslyn House commits to working with the City, County, and Developer to obtain a consensus for relevant easements.

In conclusion, I believe this high-quality housing development is exactly what Bingen needs to help local businesses recover from Covid-related economic hardship of 2020 and 2021. I also welcome the addition of such an attractive housing development for our workforce in Bingen and the greater community.

Thank you for your time.

Sincerely,



**D R O'Hara**  
Joslyn House  
706 W Steuben | Bingen, Washington  
P.O. Box 116 | Hood River, OR 97031-0004  
Phone: 206-931-8504 | Fax: 509-493-4888  
E-Mail: TheHomePort@MSN.Com



Cheyenne Pantoja Wright &lt;clerk@bingenwashington.org&gt;

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**Fwd: Comment: Subdivision Proposed by Dickey Farms & McKenzie River Company Development**

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Dave McClure &lt;davem@klickitatcounty.org&gt;

Tue, Dec 1, 2020 at 4:56 PM

To: City Hall &lt;clerk@bingenwashington.org&gt;, deputyclerk@bingenwashington.org

Honorable Bingen City Council,

I am writing in support of the subdivision application submitted by Dickey Farms and McKenzie River Company Development. The proposed subdivision will enable the development of over 100 units of much needed workforce housing.

The lack of workforce housing, including specifically rental housing, is identified in the Economic Development Strategic Plan for Klickitat County as a weakness limiting job creation in Klickitat County. The lack of housing makes it difficult for businesses, schools, hospitals and others to recruit new employees. Participants in several of the focus groups conducted to support the development of the Economic Development Strategic Plan stated that the most effective thing that could be done to support economic development is to provide more workforce housing.

Thank you for considering my comments.

Sincerely,

David McClure  
Executive Director  
Klickitat County Public Economic Development Authority

The proponents (McKenzie River Company Development) introduced themselves and talked about their proposal for workforce housing. They shared a presentation with the council showing rendered buildings on the site and discussed monthly rent costs as follows, based on a median income of \$64,500/year:

1 bedroom \$1,150/month  
2 bedroom \$1,395/month  
3 bedroom \$1,695/month

Council members commented as follows:

Council member Schroder asked about climate action planning and sustainability.

Council member O’Sullivan asked about trash and recycling plans and availability.

Council member Kiewit asked about short term versus long term rentals and raised questions about the average income number used to determine rental costs. She asked for the anticipated occupancy numbers.

Council member Jones asked about the size of the trees and said that the city code did not allow for 3 story buildings in the R3 zone. He also noted that the roads shown in the presentation did not meet code requirements. Jones stated that staff did not have sufficient experience to handle this development and said he felt that the City should seek professional services.

Clerk Pantoja Wright said that the application submitted met all minimum requirements to be determined complete, however the information and documents just shared with council as part of the presentation were not submitted along with the application and as such were not considered for the staff report. She said absent sufficient information, planned development and land division improvement reviews could not be completed by staff. She noted that the staff report referenced the previously issued mitigated determination of non-significance and SEPA checklist submitted.

Pantoja Wright recommended the public hearing be continued to allow for further public comment, review of recently submitted documents, and negotiation of the development agreement. She said given the time of year and current COVID-19 impacts on staffing and workloads, she suggested a continuance date of February 16, 2021. She said that date would allow for an amended staff report to be issued pending timely submission of sufficient detail for land division improvement and planned development review.

The council reached a consensus to continue the public hearing to February 16, 2021.

The proponents said they hoped council would be able to vote on the development agreement at the meeting of February 16, 2021.

#### **Proposed Interlocal Agreement – City of White Salmon Law Enforcement Services 2021-2022**

Council member O’Connor made a motion to approve the proposed Interlocal Agreement with the City of White Salmon for Law Enforcement Services 2021-2022 as presented. Council member Schroder seconded the motion and it passed unanimously.

#### **Proposed Interlocal Agreement – City of White Salmon Treatment Plant ERUs**

Council member Jones made a motion to approve the proposed Interlocal Agreement with the City of White Salmon for Treatment Plant ERUs as presented. Council member O’Sullivan seconded the motion and it passed unanimously.

**Public Hearing – Proposed Ordinance 2020-04-710 BMC 15.16, Flood Hazard Protection**

Mayor Barnes opened the public hearing on Proposed Ordinance 2020-04-710 BMC 15.16, Flood Hazard Protection.

Clerk Pantoja Wright and City Attorney Lanz explained that this change was requested by the Department of Ecology.

Mayor Barnes closed the public hearing.

**Proposed Ordinance 2020-04-710 BMC 15.16, Flood Hazard Protection**

Council member Kiewit made a motion to approve proposed ordinance 2020-04-710, repealing and replacing BMC 15.16 Flood Hazard Protection as presented. Council member O’Connor seconded the motion and it passed unanimously.

**Old Business**

Council member Kiewit made a motion to table all old business items. Council member O’Connor seconded the motion and it passed unanimously.

**Voucher Approval**

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 November 17, 2020.

The council by unanimous vote does approve for payment the following list:

Payroll Checks 21930-21954, and Payroll EFT (Dated 11/30/2020) totaling \$29,814.56 General Fund - \$13,457.66, Street Fund - \$4,872.99, Water Fund - \$3,123.62, Sewer Fund - \$552.58, Treatment Plant Fund - \$7,807.71.

Motion: Kiewit            Second: Jones

Checks 21950 dated 11/25/2020 totaling \$24,731.17. General Fund - \$22,238.14, Street Fund - \$5.89, Water Fund - \$1,880.00, Sewer Fund - \$262.82, Treatment Plant Fund - \$344.32

Motion: Kiewit            Second: Jones

Checks 21958-21973 dated 12/1/2020 totaling \$53,447.03. General Fund - \$35,397.35, Street Fund - \$1,986.30, Water Fund - \$12,356.01, Sewer Fund - \$203.42, Treatment Plant Fund - \$3,503.95.

Motion: Kiewit            Second: O’Sullivan

The council adjourned at 9:52 pm.

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City Clerk

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Mayor