



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

Meeting Minutes

Wednesday, May 28, 2014 at 6 PM

City Council Chambers, 111 S. 1st Street, Dayton, WA

1. **CALL TO ORDER –**

2. **ROLL CALL**

C. Dale Slack, Chair -	Present	James McCary -	Present
Matt Zanger, Vice Chair	Present	Kathy George -	Present
Michael L. Smith -	Present	Faye Rainwater -	Present
Ginny Butler -	Present		

Staff- Karen Scharer, AICP, Planning Director

3. **ADOPTION OF MINUTES –** Minutes of 5/21/2014 were adopted with one correction offered by Mike Smith.

4. **COA DESIGN/SPECIAL VALUATION REVIEW:** None

5. **UNFINISHED BUSINESS:**

a. Washington St. and South Side District Guidelines

Kathy stated that based on the comments received, there is more work to be done on the draft.

Dale suggested that the DHPC create a subcommittee to review the draft again. A committee could more efficiently review it than the DHPC as a whole.

Karen questioned if whether there would be more public comments (such as from Shane) beyond those of the last meeting's minutes.

Shane indicated he will review the draft and provide the DHPC will any additional comments he has.

Kathy stated that Tom had indicated that the DHPC needs to address the larger picture of policy vs. regulatory provisions in the guidelines. Such work will take a lot of hours to perform.

Matt encouraged Shane to provide written comments to Karen.

Dale recommended that the DHPC table discussion of the subcommittee until Tom provides comments.

Matt voiced concern that the DHPC could easily end up in July without a draft to the state. Matt also stated we shouldn't wait to form the subcommittee and we should address the broad issues tonight.

Karen reminded the commission that at the April meeting they had addressed a number of broad issues. There was agreement that the code should not be revised regarding the need for a COA.

Ginny explained what a District is, and the story a district tells that collectively the properties are significant. There are no provisions for an individual property to “opting out”.

Matt clarified that one would need to dissolve the district and only have individual nominations in order to allow for an “opt-out” option.

Ginny and Karen explained that the existing COA application has wording which is confusing and can lead an individual to think that they could “opt out”.

Karen was requested to review documents from the district formation and minutes. Karen found a number of documents from the original documentation for Washington Street and the South Side District formation. Ginny and Faye assisted in the review of documents, but they did not find anything that referenced the ability to “opt out”.

The commission discussed how much additional input the commission should have before sending the first draft to the state. If and when there should be additional meeting and/or subcommittee meetings

Kathy asked Shane if he would be able to sound out additional residents and get more input. Is there any way to further encourage residents to voice opinions.

The Commission set a deadline of June 13th for comments on the first draft of the Historic Residential District Design Guidelines.

Dale stated that the DPHC can't vote to allow an “opt out” clause.

b. Downtown Guidelines –

The commission discussed the Downtown District and the policy or regulatory provisions that should be recommended. The DHPC agreed the guidelines are well written.

Ginny motioned and Matt seconded the motion to forward the Downtown Guidelines as written for next steps, SEPA issuance and then public hearing before Council approval. The commission voted to approve.

6. NEW BUSINESS –

COA Application Corrections and Rewording-

Karen provided a set of draft changes to the COA application to correct contact information and reword the section that explains options residents have inside and outside a Historic District. The current wording while accurate is confusing.

Shane questioned if the rules were being changed.

Dale clarified that the laws are not being changed, only the administrative application form.

Matt motioned to adopt the instructions and form for COA.

Kathy questioned the change from shall to must in the form.

Karen explained that since this is not the actual regulation or code, but instead application and instructions for the application, must seemed to be more appropriate

Matt explained how the USACE uses - shall and must:

Shall – mean to say that someone has the responsibility to you have the obligation when you have a license

Must - is used when speaking to someone of the general public, someone without a license.

Dale had no issue with either term being used..

Ginny seconded the motion.

The commission voted to adopt the draft application with instructions as written. Faye abstained from voting.

7. **OTHER BUSINESS** –

The Commission providing opportunity for late arriving residents to speak:

Amy McGuire a neighbor to Marchand at 206 E Park St spoke on concerns regarding roofing and window replacement.

Ginny and Matt responded that the DHPC has never denied a roof based on color

Dale stated comments that can be provided up to the 13th

Marchand indicated her opposition to having to come to a commission before repairing her roof.

Ginny explained that the district has a positive effect on value.

Matt explained that a district is similar to an HOA.

Ginny stated that there is guidelines for new construction.

Shane stated concerns that it isn't fair to regulate someone making an improvement to his home and not regulate the person who pulls the neighborhood down because he doesn't maintain his property.

Shane stated that he is opposed to language referencing maintenance if not enforceable.

Dale encouraged everyone in attendance to provide written comment by the 13th of June and to encourage neighbors to comment too.

8. **ADJOURNMENT** – Ginny motioned to adjourn and the commission adjourned at 7:46 pm.

Next Regular Scheduled Meeting: Tuesday, June 24, 2014 @ 6 pm

 6-24-2014

C. Dale Slack, Chairman Dated
MATT ZAMBER, VICE CHAIRMAN

 6/24/14

Karen J Scharer, Planning Director Dated

Also In Attendance:

Shane Loper, 500 S. First St.

Marchand Hovrud, 206 E Park St

Amy McGuire

Claudia Nysoe, 216 S. 1st St

All - Dayton, WA 99328