



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

Meeting Minutes

Special Meeting, Wednesday, April 13, 2016

St. Joseph's Catholic Church, Parish Hall, 112 S. 1st Street, Dayton, WA

1. **CALL TO ORDER – 7 PM**

2. **ROLL CALL**

Michael L. Smith, Chair	Present	James McCary	Absent
Matt Zanger	Present	Carole Lane	Present
Chrissy Talbott	Present	Vacant Position	
Ginny Butler	Present		

Staff- Karen Scharer, AICP, Planning Director

Audience attending:

List to be attached.

3. **MEETING BUSINESS:**

Voter Forum

Mike introduced the meeting topic which is to give property owners an opportunity to ask questions regarding the WSHD and SSHD Advisory Votes to the City Council.

Matt Johnson, a property owner in the SSHD spoke regarding his high rate of home insurance and difficulty obtaining insurance.

Ginny and Matt both stated that for their properties within historic districts, they did not have problems obtaining insurance. Karen recommended contacting local insurance companies as different insurance companies use different formulas to calculate rates.

Corrections to Handout: Mike and Matt Z. stated the corrections needed to handout provided at the meeting:

May 2, 2016 at 6 pm is the date and time of the vote count. The public is welcome to attend.

The minimum number of ballots to validate the election is 51% and all fractions are to be rounded up. Correct numbers: WSHD – 8 ballots and SSHD – 40 ballots.

City Council's Decision: Matt Z. restated that the vote is advisory. In the advisory vote, it will be important to provide the City Council with factual information that at least 51% of the property owners voiced their opinions as to the future of each district. Ultimately however, no matter what the outcome of the vote, it will be up to the City Council to approve any changes to the districts and Historic Preservation Code.

Ballot #1 – The “Advisory Review” Choice: Ginny explained that one of the three ballot choices is to retain the local Historic District and change the process to “Advisory Review” for

projects requiring a building permit. The term “Advisory Review” should not be confused with the “Advisory Vote to the City Council”.

Speaker Unknown: What is the anticipated turnout?

Mike indicated there was less than a 50% response to the Nov. 2015 Survey. Out of 89 surveys to the two districts, 40 were returned. Matt Z. shared that he expects a greater return for the vote than the survey.

Shane Loper: Why did the Commission choose to require a minimum of 51% to validate? And, why wasn't a non-returned ballot considered a vote to eliminate the District?

Matt Z. stated that he and the other commissioners received his email regarding this topic. Matt explained that two wrongs don't make a right and the Commission and City needs to move forward in the fairest way possible remembering that the City Council has the final decision in adopting any amendments.

Mike stated that there was a clear majority of property owners in 2008 who voted in favor of establishing each of the two districts. There were 55 returned ballots out of 88 total cast for the SSHD, more than 51% of the district. WSHD had 6 ballots returned out of 13 total.

Mike clarified that the DHPC will not be making a decision on code changes, only recommendations to the Planning Commission & City Council.

Dain Nysoe: Would there be any consequences under the “Advisory Review” if a homeowner did not follow the recommendations of the Commission?

Ginny stated there would be no consequences to the homeowner. She then followed up that at some point the home would become non-contributing. If enough owners did the same, ultimately the historic character of the district would be reduced to the point where the district would be dissolved.

Matt Z. explained that if a property becomes “non-contributing” the owner and future owners will not be eligible for Special Tax Valuations.

Shane Loper: Does SEPA apply to demolition of structures?

Ginny stated the commission does not implement SEPA.

Karen explained that SEPA stands for the State Environmental Policy Act. In the case of designated historic structures and structures eligible to be listed on an historic register, demolition of such structures requires submittal of an “Environmental Checklist” and the City Planning Department is required to issue a SEPA threshold determination prior to the City taking action(s) on demolition of an historic structure. This is a state requirement that applies to anywhere in the City.

In the case of recently burnt homes in the WSHD and other locations, the homes were considered demolished by the fire. As such, SEPA review was not required. Also, SEPA review(s) would not be required to build on the lots.

4. **ADJOURNMENT:** Ginny moved to adjourn and Chrissy seconded the motion. All were in favor. The meeting adjourned at 7:38 pm.

The next scheduled meeting: Wednesday, April 27, 2016 @ 6 pm

Michael S. Smith 5/2/2016
Mike Smith, Chairman date

Karen J. Scharer
Attest: Karen J Scharer, Planning Director