



DAYTON HISTORIC PRESERVATION COMMISSION

111 South First Street, Dayton, WA 99328

Contact – 509-540-6747

Meeting Minutes

Special Meeting, Wednesday, March 2, 2016

City Hall, 111 S. 1st Street, Dayton, WA

1. CALL TO ORDER – 6:05 PM

2. ROLL CALL

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

Staff- Karen Scharer, AICP, Planning Director

Audience attending:

List to be attached.

3. February Workshops & Next Steps:

a. In late February the DHPC and City held five workshops. The purpose of the workshops was to:

- Identify program alternatives (new ideas)
- Comment on information & ideas presented
- Educate property owners about the existing program & possible options for change.

Display materials from the workshops were handed out to the commission, comment forms, draft of the #9 Ideas Display, and the 5 Option Matrix.

Workshop and other materials are available at www.ezview.wa.gov/?alias=1936

b. **#9 Ideas Display Board.** The commission reviewed the notes from the workshop #9 Ideas Display Board and discussed how to best revise wording to clarify the idea represented. Main topics in the discussion included:

- 1) Ginny provided an overview of the formation of the WSHD and SSHD as National Registry Historic Districts back in 1986.
- 2) The DHPC discussed the expansion of the options from 3 at the first workshop to 5 options at the end.
- 3) Churches – Karen will research whether churches are exempt from acquiring a COA approval.
- 4) Assessor Information – The Assessor’s webpage includes a placeholder to mark if a property is designated as “Historic” (individual or in a district). Chrissy brought this to Karen’s attention and Karen e-mailed the Chris Miller, Columbia County Assessor. Chris is looking into how to access this display placeholder. Ginny stated that the County was paid to update the property information to include a historic designation.

Karen asked if Ginny was referencing the recorded notice on title. Ginny again stated that she is referring to display of information on the assessor website. The commission agreed to look further into why the information is not displayed.

- 5) Dayton Only Historic District with its own rules/guidelines. (No National District)
The commission discussed

Attached is the final notes from the # 9 Ideas Display Board as interpreted by the DHPC.

- c. Matt stated from his review of the surveys, workshop attendance and written comments, the right path is to have an advisory review of COAs. However, given the history of the 2008 vote, it would best serve the City, property owners and DHPC to first have an advisory vote by district property owners to make sure of the direction the owners really want the City to take. He then added that the DHPC should understand what is supported by the property owners prior to the DHPC recommendations being forwarded together with code revisions.

Matt explained that people need to be able to voice their opinions. Give people the option on whether to have a district or not.

- d. The commissioners discussed options for having an advisory vote. Ginny stated that in past votes owners did not seem to understand the information received.

Mike offered a motion and Matt seconded:

"It is the intent of the DHPC to move forward with an advisory vote for either elimination of local residential historic districts or for a code amendment allowing an advisory review of COAs in residential districts, dependent upon an investigation by staff relative to how best to proceed."

The commission unanimously approved.

- e. The commission continued discussion regarding how the vote would be actually be implemented. A series of ideas were presented:
- Include in the vote an option to retain the districts,
 - Provide multiple options such as, COA advisory review or COA approval),
 - Prepare a run-off vote with more than 2 choices on the first ballot and then the top two choices placed on a second ballot,
 - If there is a supermajority on a first ballot (no run-off)

Ginny stated that including a choice to retain the existing COA process is important so that those who support this option don't feel disenfranchised.

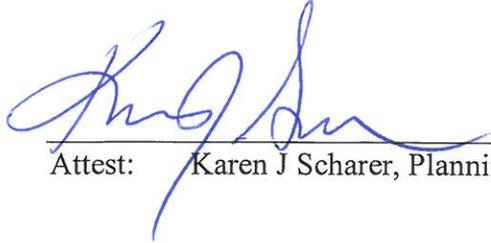
Carole asked for input from the audience regarding having everything on one ballot or the run-off option. There were different opinions provided.

In discussion, the commissioners agreed that an additional vote on how to proceed wasn't necessary at this time. The next meeting on March 23rd the commission will firm up the process. Ginny stated that there should be a sample ballot and sample information sheet.

4. **ADJOURNMENT:** Ginny moved to adjourn and Matt seconded the motion. All were in favor. The meeting adjourned at 7:16 pm.

The next scheduled meeting: Wednesday, March. 23, 2016 @ 6 pm


Mike Smith, Chairman 3/24/2016
date


Attest: Karen J Scharer, Planning Director

HISTORIC PRESERVATION PROJECT 2016 # 9 IDEAS BOARD

WORKSHOPS - FROM 2/24 & 2/27

1. Advisory Only. # 1 choice by respondent after review of the 3 options cited on 2/24 is advisory only.
2. Special Meetings. If advisory, would there be less need for special meeting notice to provide advisory review?
3. Advisory Only. Ackerman's agree with the "advisory review option".
4. Revote. Many understood there was an "opt-out" clause because of the information provided with the 2008 Ballot. The COA application was sent to all property owners. It stated:

"Following the meeting, the owner/designated agent has the following options:

... 2. If the owner disagrees with the recommendations he can drop the case, reapply with modifications, or remove the property from the Dayton Register of Historic Places. The applicant is encouraged to reapply to the Dayton Historic Preservation Commission with modified plans. ..."

See Notes, additional information on last page.

5. "Opt-Out". Whether a revote occurs or not, one or more participants want an opt-out provision from the district. See Notes, additional information on last page regarding that there is no "opt-out" of a district.
6. DHPC Restructure. Restructure of the DHPC is desired. (Code and Bylaws)
7. National District Background. How were the National Districts formed? Who put the WSHD & SSHD on the National Register? Nancy Compo – did national nominations. She was amazed by the categorize of the homes. She and another did the surveys and put together the State and National nominations.

8. Property Rights should prevail. Some hate the idea of new construction that isn't compatible with the historic district, but feel an owner should be able to do as one wishes with their property.
9. Added Options – new # 3. Other Option to Balance design control & property rights – What about allowing new construction additions & buildings not visible from the street as administrative or as advisory?
10. Church – Tax exempt. Is a residence on church property exempt from the COA?
11. DMC 5-18 mixes Restrictive & Non-restrictive. Purpose statement of DMC 5-18 (and other sections) with use of term “non-restrictive” conflicts with DMC 5-18.24 requiring an approved COA to obtain a building permit.

5-18.24 C (1) “...The building or zoning official shall not issue any such permit until a certificate of appropriateness or a waiver is received from the commission ...”

It is noted that there are other references to “non-restrictive” and “a required COA” in DMC 5-18.

2/29/16 5 OPTIONS - CITED IN WORKSHOP

12. Base revote on a new code. First, clarify what the code should be and then based on the revised code ask for a revote.
13. Trust to do right. Trust in property owners to do the right thing in regards to rehab. and new construction. It's unlikely that anything extreme will be built.
14. Future Buyers. Potential buyers need to know if they are purchasing in a district. (More than the notice on title)
15. Contractor/Help List. City/DHPC should develop a list of contractors, and others that can assist low income property owners. (*Blue Mtn. Action Council & Center for Sustainable Living do provide assistance to Dayton residents*).
16. Dayton Only Historic District with its own rules/guidelines. (No National District)
17. Revote w/options. Revote needed with more than one option under a revised code.
18. DEMO & SEPA. Note from City: Removal of the Review/COA process under DMC 5-18, will not eliminate the required review by the City to determine whether the demolition project is SEPA exempt. *SEPA is applicable to demolition projects, if the structure is eligible for listing on an historic register, WAC 197-11-800 (2)(g).*
19. DMC 5-18 Purpose & Comp. Pl. Policy. Purpose of Chapter 5-18 and possibly the Historic Element policies of the Comprehensive Plan need to be revised to better reflect connections to economics of area, environmental considerations and Commission as a resource to community.
20. 2/3rd's Vote. Future Code Changes applicable to residential Historic Districts should require a 2/3rd's ratification by “total homes” (or property owners of each district).

Notes to # 4 & 5 Above - Additional Information. Justification supporting a revote would include the fact that incorrect information was sent to all property owners along with the 2008 Ballot. The incorrect information was in the COA Application Form of 2008. It stated:

“Following the meeting, the owner/designated agent has the following options:

- 1. The owner signs an agreement to comply with the Dayton Historic Preservation Commission’s recommendations and conditions and receives a Certificate of Appropriateness.*
- 2. If the owner disagrees with the recommendations he can drop the case, reapply with modifications, or remove the property from the Dayton Register of Historic Places. The applicant is encouraged to reapply to the Dayton Historic Preservation Commission with modified plans.*
- 3. The owner may appeal the decision of the Dayton Historic Preservation Commission to the City Council within ten (10) days of the date of approval, approval with condition or denial of an action of the Dayton Historic Preservation Commission (Ordinance 1544 Section 6.C.4).”*

Cited above in # 2, the section of the application form was revised in 2014 to reflect DMC 5-18.20 and to state:

2014 COA Application Form

“ 2. If the owner disagrees with the recommendations he can drop the case, or reapply with modifications. The applicant is encouraged to reapply to the Dayton Historic Preservation Commission with modified plans. Only if the property is not within a historic district, the property owner may request to have the property be removed from the Dayton Register of Historic Places.”

Under existing code (3/2016), an individual property in a district cannot be removed without the Commission determining that “*the district*” is no longer “deemed appropriate for designation to the Dayton Register of Historic Places”. The DHPC would need to initiate the proceedings and make the required finding in DMC 5-18.20 that the district is no longer deemed appropriate as a district.

DMC 5-18.20 (C) Removal of properties from the register. In the event that any property is not longer deemed appropriate for designation to the Dayton Register of Historic Places, the commission may initiate removal from such designation by the same procedure as provided for in establishing the designation, in this section. A property may be removed from the Dayton Register without the owner's consent.

Historic Preservation Special Meeting

3/2/16

Name	Contact Info: Address PH or E-mail
Patty Becker	
Rea Culwell	
MARCHAND HOUBOLD	
Shane Loper	
Craig Horlacher	