



DAYTON PLANNING COMMISSION  
PRELIMINARY AGENDA  
111 S. 1<sup>st</sup> Street, Dayton, WA

---

MEETING DATE: Tuesday, November 18, 2014  
MEETING TIME: 6:30 p.m.

---

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES - Approval of 8/19/2014 meeting minutes  
**Action - Approval of minutes for 8/19/14**
4. COMMUNICATIONS FROM CITIZENS
5. PREVIOUS BUSINESS - none
6. NEW BUSINESS
  - a. Introduction of the 2014 Comprehensive Plan & Development Regulations Update.
  - b. Schedule for Public Hearings**Action - Approve hearing schedule for 2014 Update**
7. OTHER:

Briefing: Shoreline Update & Sign Code Update
8. ADJOURN MEETING  
Next Scheduled Meeting December 16, 2014 @ 6:30 pm



# DAYTON PLANNING COMMISSION MEETING & PUBLIC HEARING MINUTES

111 S. 1<sup>st</sup> Street, Dayton, WA  
Tuesday, August 19, 2014

---

1. CALL TO ORDER by Joe Huether at 6:43 pm
2. ROLL CALL: Joe; Greg Abramson Huether and Chair, Vice Chair; present, and Carol Rahn present by phone. Candace Jones absence was excused. Leslie Sweetwood was also absent but unable to reach.  
Also: Karen Scharer, Dayton Planning Director
3. MINUTES REVIEW & APPROVAL – Greg moved to accept the minutes of 7/15/2014. The motion was seconded by Carol. The commission voted to accept.
4. COMMUNICATIONS FROM CITIZENS – none
5. MEETING ADJOURNED – Joe adjourned the meeting at 6:46 PM

Next Meeting September 16, 2014 @ 6:30 pm

---

Joe Huether, PC Chair

Date Signed

---

Karen J Scharer, Planning Director

Date Signed



## City of Dayton - DRAFT 2014 Annual Update Comprehensive Plan and Development Regulations

A City Council motion is required to:

*“Forward the list of proposed Comprehensive Plan and Development Regulations amendments to the Dayton Planning Commission for consideration, public hearing(s) and to prepare recommendation(s) to the City Council.”*

### COMPREHENSIVE PLAN

- CP14-001** - Commercial Street Master Plan, adopt as a Subarea Plan.  
Funded by the Dayton Development Task Force (DDTF), the Plan includes area generally of the north Main St. alley to north edge of Commercial St. between just west of the Touchet River east to the viaduct.
- CP14-002** - Parks Plan – Plan approved by Resolution 1241, on 2/24/2014. Replace p 90 – 107 of Comp Plan
- CP14-003** - Comp PI 2008 - Update Plan text and term references to Land Use and Existing Land Use Designations, pages 26-28.
- CP14-004** - Updates Comp Plan Map P 28 to include UGA and City Comprehensive Plan Land Use designation using GIS tools. Also implements Comp. Plan designation terms revised in CP14-003.
- CP14-005** - Update Existing Land Use Map P 29 to reflect current/existing use of properties using GIS tools and County assessor information
- CP14-006** – Updates the Comp Plan to recognize the Historic Downtown District and other two districts and DHPC Downtown District guidelines used to approve Certificates of appropriateness.
- CP14- 007** - Clarify references to elevations and topography inside city limits, P 32
- CP14-008** – Revise/correct reference to FIRM revision for Mustard Hollow, P 34. FIRM Zone “A” for Mustard Hollow was mostly revised to Zone “X”.
- CP14-009** - Wildlife references update to separate reference to wildlife and domestic animals, P 35
- CP14 – 010** – Recognizes and incorporates the latest Capital Facilities Plans - 6 and 20 year
- CP14- 011** – Update the Housing Element Chapter by adding policies to further define design and services needed, as well as recognizing ways to accommodate aging-in-place.
- CP14—012**- Update Comp Plan to include additional definitions for terms used within the plan.
- CP14-013** **Comp PI Map Correction** - Revise the designation of Paul & Marcene Hendrickson’s property in the UGA from Public to Residential. This would be a correction to the map rather than considered as a map change.

## DEVELOPMENT REGULATIONS

**DR14-001** - New Title 20 – Comprehensive Plan – New title referencing the adopted Comp Plan, subarea plans and amendments by ordinance.

**DR14-002** - Critical Areas / Geo Hazard/Seismic Hazard Code Revision:

- Identify and classify hazards by level of potential risk and severity.
- Clarify that a geotechnical study is an option to allow development.  
*Under the current code, development is severely restricted and possibly unreasonably limited. Other local codes will be reviewed and DNR will be consulted.*

**DR14-003** - Zoning

Historic District standards – Revise standards for Historic District Overlays as recommended by the Dayton Historic Preservation Commission.

**DR14-004** - Zoning

Side Yard setbacks for corner lots. – Revise code to allow a reduction to one of the two street front yards. Reduced yard width of 10 feet or alternatively 15 feet rather than 20 feet.

**DR14-005** - Development Standards Update

- Establish trees and tree branches clearance in right-of way
- Establish process for Deviation from standards for roads and other infrastructure

**DR14- 006** Zoning Map Title 11 –Update of the Zoning Map using GIS tools. (This does not change map classifications) (GIS mapping completion date – Dec. 2014)

**DR14 – 007** Historic Districts– Zoning Overlays Title 11 (GIS mapping completion date – Oct. 2014)

**DR14 - 008** Critical Areas Map Layers for Title 17 (GIS mapping completion date – Dec. 2014)

### SUMMARY of ADOPTION of OFFICIAL MAPS

(Comp Pl & Development Regs)

Hard copies to be printed and available for viewing at City Hall and on the City of Dayton website.

|                   |                                     |
|-------------------|-------------------------------------|
| <b>CP14 - 004</b> | Comp Plan Land Use Map              |
| <b>CP14 - 005</b> | Existing Land Use Map.              |
| <b>CP14 - 013</b> | Comp Pl Map Correction in UGA       |
| <b>DR14- 006</b>  | Zoning Map                          |
| <b>DR14 – 007</b> | Historic Districts– Zoning Overlays |
| <b>DR14 – 008</b> | Critical Areas Map Layers           |

## Steps to Change the Comprehensive Plan & Development Regulations for 2014



