



DAYTON PLANNING COMMISSION

111 S. 1st Street, Dayton, WA

PRELIMINARY AGENDA - MEETING & PUBLIC HEARING

Tuesday, December 16, 2014 @ 6:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES - Approval of 11/18/2014 meeting minutes (Attachment A)

Action - Approval of minutes for 11/18/14

4. COMMUNICATIONS FROM CITIZENS

5. PREVIOUS BUSINESS - none

a. Staff overview/update regarding the 2014 Comprehensive Plan & Development Regulations Update.

6. PUBLIC HEARING: 2014 Docket for Updates to the Comprehensive Plan (CP) and development regulations (DR). (See summary of Final Docket List Below)

7. NEW BUSINESS - none

8. OTHER - none

9. ADJOURN MEETING

Next Scheduled Meeting – Special Meeting (Public Hearing) January 6, 2015 @ 6:30 pm

ATTACHMENT B

Final Docket Items for 2014 CP & DR Update

The following final docket items were approved by the City Council on Monday, November 26, 2014 for review by the Dayton Planning Commission, have a public hearing and then forwarded back to the City Council with a recommendation: See the Dayton Website for additional information.

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 2008 Comprehensive 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 both the UGA and City Comprehensive Plan Land Use designations using GIS tools. (Redesignation of properties is not proposed under CP14-004. 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 establishing a separate "Historic Element", adopt the Historic Downtown Dayton Historic District (DDHD) as a subarea and DDHD design 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 recognize ways to accommodate aging-in-place.
- CP14-012**- Update Comp Plan to include additional definitions for terms used within the Comprehensive 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:
 - o Identify and classify hazards by level of potential risk and severity.
 - o 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 – Nov. 2014)
- DR14-008** -Critical Areas Map Layers for Title 17 (GIS mapping completion date – Dec. 2014) See below for Links to maps.