DAYTON PLANNING COMMISSION
MEETING MINUTES

Tuesday, September 17, 2013

1. CALL TO ORDER by Joe Huether at 6:30 p.m.
2. ROLL CALL– Joe Huether, Chair; Greg Abramson, Vice Chair; Leslie Sweetwood present. Candace Jones absent.
3. MINUTES – Review of 9/12/2013 minutes tabled.
4. COMMUNICATIONS FROM CITIZENS - none
5. UNFINISHED BUSINESS –
   Development Regulations:

   Update by Staff: Karen explained the most recent proposed changes to development regulations in her 9/17/2013 memo to the PC (attached).
   Matrix of pet and animal regulations were reviewed (attached)

   Animals: PC discussed the amount of property needed for small production animals. Leslie stated that each chicken needs a minimum of 4 sf per chicken. Joe commented that the PC should focus on how many animals per lot, not the need of each individual animal. Karen commented that the way the proposed code is written, the city would be regulating based on the fenced area for animals not based on lot size.
6. PUBLIC HEARING on Proposed Draft Development Regulations:
   The public hearing on the proposed development regulations was opened at 7:05PM by the Planning Commission. There were no citizens in attendance.

   The PC continued with their discussion regarding small production animals. Karen explained that the city intends to publish a brochure next summer regarding feral cats and the responsibilities of cat owners, such as not leaving food out for any wild animals. Because of the amount of staff time going towards cat problems, city staff would like to see a maximum on the number pets, and cats per lot.

   The commission directed staff to make the following changes for their review:

   - Small production animals – allow as use in the UR zone with a maximum of 10 small animals. No production animals allowed on substandard lots.
   - Leave the proposed codes as currently drafted for the AR zone, small production animals.
   - Leave the proposed codes as drafted for pets.

   City development regulation deadlines reviewed:

   - Next week - Staff will draft the minutes from 9/12/2013 and 9/17/2013, update changes to the development regulations requested by the PC, copy any further

comments received and deliver packets to the PC. Copies of updates will be also be available on the City Planning Department webpage.

- October 15, 2013 - PC recommendation to the City Council
- October 28, 2013 – Recommendation presented to the City Council
- November 12, 2013 – Council to Act on the Development Regulation Ordinance

The PC chose not to schedule any special meetings before 10/15/2013 as this time. If an issue comes up before the next meeting, the PC will consider adding a meeting to the schedule.

Public Hearing was closed at 7:08 pm.

7. NEW BUSINESS - None

8. MEETING ADJOURN- The meeting was adjourned at 7:08 pm.

Approved:

Joe Huether, PC Chair — Date Signed: 10-15-2013

Karen J Scharer, Planning Director — Date Signed: 10/15/13

Attachment A

Date: September 17, 2013

TO: Dayton Planning Commissioners and Mayor Craig George

FM: Karen Scharer, Planning Director

RE: Draft Development Regulations – Staff Revisions & Background Information

A. Revisions to New Title 17/CAO:

Chapter 17-01 – Revisions were made to address updates needed to be current with definitions and BAS in association with wetland regulations

Chapter 17-05 – Almost a full replacement of the wetlands chapter has been made by staff to address the ECY comments, update provisions to include BAS, and assure consistency with federal and state standards and requirements.

Addition of a process – "Public Agency and Utility Exception" (PAUE) for public projects where there is no other feasible alternative with less impact to critical areas.

Addition of criteria for review of CAO variances, Reasonable Use, and PAUE applications

B. Revisions to New Title 10/ Admin. of Dev. Regs:
Updates to the Table in DMC 10-01.030 B were made allowing for administrative review of minor variances (less than a 10 % variation) the planning director as a Type II Application.

Elimination of the "Special" or "Wetland Application" in the table as new language of Chapter 17-05 clarifies allowed alterations.

Addition of a process – "Public Agency and Utility Exception" for public projects where there is no other feasible alternative with less impact to critical areas.

C. Animal Zoning and Control in Eastern Washington
Handout showing generally how other jurisdictions address animal densities and control.

Attachment B

DRAFT – BACKGROUND INFORMATION for ZONING
Pets and Livestock regulations of other Cities in Eastern WA

	Prosser	Grandview	Sunnyside	Othello	Pullman	Cheney	Spokane Valley	Dayton
License required		Dogs only	Dogs only	Dogs only	Dog & Cat -- -- Planner review of all types	Dog & Cat	Dog & Cat	Dogs only
Max of Pet type	3 any type	3 dogs	4 dogs	3 dogs	3 dog, 3 cat	4 dogs		3 dogs
Max of Pets	6 total	3 dog max & Fowl only in AG	4 pet max	3 dog max Chicken as pet prohibited	Dogs + Cats- 4, + 4 rabbit+ other			3 dog max
More?	CUP							
Livestock		AG only	CUP	S-1 Only/ prohibited	Planner review		Min. 40,000 sf for 3	AR
Chickens		AG zone only	CUP	S-1 Only/	Planner review		1 per 2,000 sf 25 max	AR & UR
Wild		Not allowed						
Kennel		4 or more	5 or more	4 or more	5 or more	5 or more		4 or more