



DAYTON PLANNING COMMISSION MEETING and PUBLIC HEARING MINUTES

Tuesday, October 20, 2015 @ 6:30 p.m.

111 S. 1st Street, Dayton, WA 99328.

1. CALL TO ORDER by Chair, Joe Huether at 6:30 pm
2. ROLL CALL: Joe Huether, Chair; Greg Abramson, Vice Chair; Candace Jones and, Carol Rahn. present.

Also in attendance -
Karen Scharer, Dayton Planning Director
3. MINUTES – Candy moved to approve the 9/15/2015 draft Meeting Minutes as presented. Carol seconded the motion. The commission voted to approve the minutes.
4. PUBLIC HEARING –

2015 Comprehensive Plan & Development Regulations Docket

Joe opened the public hearing at 6:34 pm and made note that there was no one present from the public to give oral testimony:

Greg disclosed that he is a resident of the proposed Clay Street Transitional District (CSTD). He also disclosed that he is an employee of the Columbia County Building and Planning Department which office is located within the proposed CSTD.

Karen presented the Planning Department recommendation and 10/14/2015 report to the Commission. She explained that notice for the SEPA DNS, and Public Hearing was mailed to the CSTD property owners, emailed to agencies, tribes and community groups; published in the city official newspaper; posted at City Hall and posted on the City Website. Written comments received prior to the public hearing were included in the 10/14/15 Department Report.

Two proposed ordinances were presented that contain all the recommended docket items.

Comprehensive Plan

Regarding the ordinance containing proposed Comprehensive Plan Docket Amendments, she explained that the Dayton Wayfinding Signage Design Policy previously received support by the Dayton Historic Preservation Commission. CP15-002.

The revisions to the proposed Utilities Element amendments were recommended by Howard Boggs of Anderson Perry, the city's engineering firm. These changes were highlighted in the draft provided to the Commission. No further changes were incorporated in the 10/14/15 text amendment recommendations. CP15-003

Development Regulations

Regarding the ordinance containing proposed Development Regulations Docket Amendments, Karen stated there were only a few revisions made as corrections or for content clarity.

DR15-001 - Pets and Animals. DMC 11-03.100 was revised to clarify that swine and goats are not pets. Steve Martin had emailed asking how the code amendments would affect AR zoned properties. Karen stated that the amendments regarding pets would be applied to both the AR and UR residential areas.

DR15-002 – Building Height. There are no further proposed text changes to DMC 11-01.050 & 11-03-030.

DR15-003 – Swimming Pools, Man-made Ponds, Spas, and Hot Tub. A sentence was added to clarify that the maximum fence height in a front setback is not superseded by Subsection H. New DMC 11-03-030 H.
“Fencing height limitations within front setbacks and for sight triangles are applicable unless a variance is obtained to raise the fence height for compliance with this Subsection H.”

DR15-004 – Kennel & Cattery. There are no further proposed text changes to DMC 6-8.04 & 11-01.050.

DR15-005 Variance correction. There are no further proposed text changes to DMC11-10.060.

DR15-006 Vacation rental. The definition of a single family house was revised a result of the Commission’s 9/15/15 request for clarification.
“Single-family house” means a residential building containing one residential dwelling unit designed to be owned or rented as a residence and for occupancy by one family.

DR15-007 – Transitional uses in CC & FC for E. Clay St. There are no proposed text changes to the new proposed DMC 11-07.040.

DR15-008 - Hotel Use in FC There are no further proposed text changes to DMC 11-04.020.

DR15-009 - Volcanic Hazards – There are no other proposed text changes to DMC 17-04. Emails were received from both the State DNR and Columbia County. DNR indicated that either the exiting language could remain as there isn’t a hazard to mitigate, or it could be deleted from code. Ash from a regional eruption of a volcano could impact Dayton. The city responded that there are no reasonable mitigation that could be developed and implemented for the low potential risk of a volcanic eruption impacting Dayton.

The hearing was closed at 6:49 pm and Joe noted that no one had arrived to present oral testimony.

5. PREVIOUS BUSINESS –

2015 Comprehensive Plan & Development Regulations Docket

a. Commission discussion -

Carol questioned if there are catteries in the city. Karen responded that she does not know of any. The way catteries are defined, one could have a dozen cats as pets and that would not constitute a cattery. However, the maximum number of dogs as pets is three. Four or more

dogs as pets would be allowed as a kennel. This would allow a pet owner wanting more than 3 dogs to request a Conditional Use Permit.

Candy questioned what the maximum number of pets allowed is. Karen responded that there is only a maximum of 3 dogs, and only 3 pets would be able to be kept outside. One could have an unlimited number of birds, cats, etc. if kept inside the home. Additionally, in the UR zone, up to 6 small production animals are allowed, raising the total number of animals allowed to be kept outside to nine animals.

The commission 2015 CP & DR Docket.

Joe stated that he lives across the street from the proposed CSTD where there are homes that could benefit by no longer being a non-conforming use. Karen stated that she is hopeful that the CSTD will encourage property owners to maintain and repair existing homes.

b. Recommendation to the City Council regarding the 2015 CP & DR Docket:

Candy motioned to recommend that “the City Council approve all docket items as listed with the minor changes and factual corrections offered by the Planning Department at the October 20, 2015 public hearing, as contained in the two draft ordinances (Comprehensive Plan and Development Regulations) both dated October 14, 2015.” Carol seconded the motion. The commission voted unanimously to approve the motion.

6. NEW BUSINESS – None

7. OTHER – None

8. ADJOURN MEETING

Next Scheduled Meeting – November 17, 2015 @ 6:30 pm

Approved on January 19, 2016.

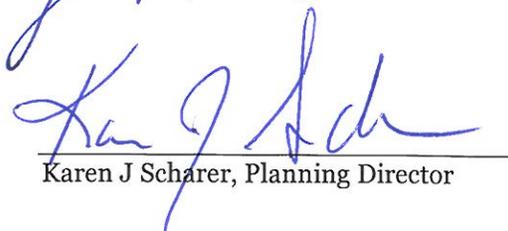
Signed by:



Joe Huefner, Planning Commission Chair

1-19-16

Date Signed



Karen J Scharer, Planning Director