DAYTON PLANNING COMMISSION
SMP Presentation/Planning Commission Workshop
Special Meeting Minutes

Tuesday, April 14, 2015 @ **5:30 p.m.**
111 S. 1st Street, Dayton, WA 99328.

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1. CALL TO ORDER by Chair, Joe Huether at 5:30 pm

   NOTE: The meeting was rescheduled to 5:30 pm, rather than the normal time of 6:30 PM as two members of the Planning Commission needed to leave the meeting early on the 14th. Public notice of the change in time was e-mailed to the list of people who previously stated interest in receiving notice of meetings, etc.; notice was given to the Waitsburg Times, Dayton Cornicle and Walla Walla Union Bulletin; and notice was posted to the City Website. The audience was advised that if they wanted, City staff would e-mail a copy or copy to a thumb drive, the presentation and discussion at the 4/14/15 PC meeting.

2. ROLL CALL: Joe Huether, Chair; Greg Abramson, Vice Chair; and, Candace Jones present. Carol Rahn absent.

   Also in attendance -
   Ray Oligher, ROL & Associates, LLC (SMP Consultant)
   Karen Scharer, Dayton Planning Director

   Members of the Public:

   Doug Johnson, 609 S. 2nd St, Dayton, WA 99328
   Paula Moisio St, PO Box 163, Dayton, WA 99328
   Mike Smith St, 1424 S. 2nd St., Dayton, WA 99328
   Dave & Lynne Leseman St, 316 W. Commercial Ave., Dayton, WA 99328
   Ginny Butler St, PO Box 14, Dayton, WA 99328
   Robert Yost St, 202, W. Commercial St., Dayton, WA 99328
   Art Hall St, 420 E Spring St., Dayton, WA 99328

4. Shorelines Mater Plan (SMP) Update:
   a. Presentation by Ray Oligher (See attached for overview of presentation).

   Mr. Oligher emphasized that the overall purpose and goal of the SMP is to achieve "No Net Loss" resulting from any development activities affecting the shoreline areas.

   Additionally, Ray & Karen explained a couple of scenarios how an existing house in the Native Conservation Area (NCA) would continue to be allowed as a non-conforming structure and that it could be expanded on the side that is furthest away from the shoreline.

   In a NCA, a 10 foot yard area is allowed to maintain the home even if native vegetation currently surrounds most of the home. If the NCA currently includes a grass yard, flower garden, or other, the property owner can maintain the landscaping and is <u>not</u> required to establish the area with native plantings. *(Proposed DMC 15-03.180).*

The NCA minimum widths inside Shorelines Jurisdiction are:

DMC 15-06.060 Native Conservation Area Minimum Widths

Environmental Designation	Native Conservation Area Width
Aquatic	N/A
High Intensity	50 ft Shoreward from OHWM
Natural	200 ft Shoreward from OHWM
Shoreline Commercial	75 ft shoreward from OHWM (1)
Shoreline Residential	100 ft shoreward from OHWM (1)
Urban Conservancy	150 ft shoreward from OHWM (1)

(1) Mitigation required for any development within the Native Conservation Area

b. Planning Commission & Audience Discussion & Questions:

Candy asked what the cost is for a Shoreline Exemption.

Response: Currently the cost of a Shoreline exemption application is $75. The City could consider a tiered fee, whereby the City might choose to further subsidize the cost for preparing a Shoreline Exemption for residential exemptions or define a type of "simple" exemption.

Candy asked if a house could be rebuilt if it was destroyed.

Response: Proposed DMC 15-03.180 A. states: - *"Any structure nonconforming as to height or setback standards that becomes damaged may be repaired or reconstructed, provided that:*

a. The extent of the previously existing nonconformance is not increased; and

b. The building permit application for repair or reconstruction is submitted within twelve (12) months of the occurrence of damage or destruction.

Candy asked how the sale of the property could affect the shoreline.

Response: A sale of the property would not change the SMP code and policies. Non-conforming structures would continue to be allowed.

Candy asked if a backyard patio could be constructed for a home already in the NCA.

Response: Yes. A 10 foot deep patio would be allowed. If an owner wanted a deeper patio, possibly a trade could be made to allow patio area in the NCA in return for grass area being planted with native vegetation.

Doug Johnson asked Ray who he means when referring to "we".

Response: "We" generally refers to the City Staff, proposed SMP, Department of Ecology.

Audience asked about process for building permit:

Response: One would need to draw up plans and a site plan and discuss with the City what options there are. Whether a public hearing with the hearing examiner is required because a variance is requested, or if a trade-off can be made, or if the project can be modified so that only an exemption is needed.

Candy asked if there has been much input from the public.

Response: Most input occurred during the "Visioning" back in September of 2014, (see SMP Visioning Summary Report – Final included in the agenda packet).
The SMP was written with those visioning comments in mind. Regarding the proposed SMP draft, there have been a few comments since publication at the end of March, people wanting to know what they can do with their property or what are the requirements should they have a specific project in mind.

Audience asked if the City or Department of Ecology has assigned any funding to the restoration areas identified.

Response: There may be some unused funding available as part of the SMP Grant or other state sources in Ecology, Dept. of Commerce, or even the Salmon Recovery Board. No one is suggesting that a property owner would be required to do restoration in the areas

Dave Leseman at 316 W Commercial asked what applies to his property.

Response: The property is zoned Agricultural Residential, and that portion of the property in the 200 foot Shorelines Jurisdiction is designated as "Urban Conservancy". In the first 150 feet of the 200 feet of the shorelines jurisdiction there is the NCA. New development in the NCA is for the most part not allowed, but may be allowed depending upon the specific circumstances of a property.

Audience asked what has changed since 1975 requiring the SMP Update

Response: As of 2003, Washington State is requiring all jurisdictions to update their SMP's. The jurisdictions are required to determine the current status of their shorelines (SMP Inventory and Analysis), and the updated SMP must protect the Shoreline Environment so that there is "no net loss" of shorelines function and habitat. If someone is proposing to disturb a shoreline area, they will need to offset that impact with a positive shoreline restoration (e.g. - possibly planting of native vegetation).

6. OTHER BUSINESS:

The commission canceled the April 22, 2015 Regular Planning Commission Meeting.
Note: The public hearing regarding Historic District Design Guidelines scheduled for April 22, 2015 has been cancelled.

7. ADJOURN MEETING

Next Scheduled Meeting May 19, 2015 @ 6:30 pm

Signed by:

Joe Huether, Planning Commission Chair — Date Signed 5/20/15

Karen J Scharer, Planning Director — Date Signed 5/20/15

Note: Attachments provided with the Agenda Packet:

Shoreline Master Program Update - Draft	Cumulative Impacts Analysis Report - Draft
Shoreline Restoration Program - Draft	Shoreline Inventory and Characterization Report - Final
SMP Visioning Summary Report - Final	
Link to Attachments at www.daytonwa.com	

For more information, please contact:

CITY OF DAYTON PLANNING DEPARTMENT
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