



DAYTON PLANNING COMMISSION

MINUTES

Tuesday, June 16, 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 - Joe moved to approve the 5/19/2015 Meeting Minutes. The commission voted to approve the minutes.

4. PREVIOUS BUSINESS –

SHORELINES MASTER PLAN UPDATE:

The City of Dayton is proposing an update to its Shoreline Master Program (SMP) as per RCW 90.58.100. The adoption of the SMP is a non-project action for "shorelines of the State", along those portions of the Touchet River within the city limits. The update includes the scientific characterization, development policies, and use regulations.

Planning Department recommended SMP. Karen presented the final Planning Department recommended SMP. A few revisions were made to address comments received at the public hearing and to provide minor edits for clarity of the document. The most significant of changes discussed:

- a. Objective SMP 4.4. Clarification was recommended for Objective SMP 4.4 to better identify the location of trees.

Karen presented information from Steve Martin explaining there was a reduction of flow into the east end ditch approximately five years ago. The purpose of the flow reduction was to improve flow in the Touchet River for fishery resources. This has impacted the area of trees whereby resulting in a number of trees dying. Karen explained that the area is still vegetated with a variety of trees and shrubbery. Over time the vegetation more adapt to dryer conditions will predominate. Therefore this area was not identified in the Restoration Plan as an area for restoration.

Joe pointed out that the existing trees dying are non-native.

The Commission chose the following wording for the objective:

~~Objective SMP 4.4: Explore feasibility to save dying cottonwood trees in near the "east end ditch" Mustard Creek drainage, by reopening outlet from Touchet River.~~

b. Objective SMP 4.5. The Restoration Plan was revised to address where restoration is recommended to add trees and vegetation on the west side of the levee per Objective 4.5.

Karen recommended eliminate to the reference to fast growing trees. Fast growing trees typically don't have as strong root systems as more slow growing trees which result in a higher risk for blow downs in high winds.

The Commission chose to also revise wording of the objective, broadening the reference from "levee path and river" to "riparian habitat".

~~Objective SMP 4.5: Explore feasibility of adding fast growing trees native vegetation landward of levee on the west side of the Touchet River that will provide shade to levee path and the River improve riparian habitat.~~

c. Defintions. Definitions were added for Commercial Development and Industrial Development to address comments by Lynne Leseman. Wetland related definitions added addressing comments from the Department of Ecology.

d. Wetland Rating. Revision to Section 15-05.030 was made to add wetland ratings addressing comments from the Department of Ecology.

e. Building Setback. To address concerns regarding maintenance of stuctures and consistency with s critical areas codes, Section 15-06.020 was revised to reference a 15 foot setback for buildings from a native conservation area rather than a 10 foot setback.

f. Commercial Development. The standards table in Section 15-06.050 was revised to include Commercial Development.

g. Hand Removal of Weeds. Section 15-06.110 was revised to clarify that a letter of exemption is not required for hand removal of weeds and invasive plants.

Planning Commission Report and Recommendation.

Candy moved to recommend to the City Council, adoption of the draft Shoreline Master Program with revisions of June 16, 2015 (noted above) as the City of Dayton Shoreline Master Program with Appendices and Supporting Documents. Carol seconded the motion. The Commission voted to approve. (The signed Planning Commission Report & Recommendation is attached to these minutes).

5. NEW BUSINESS – None

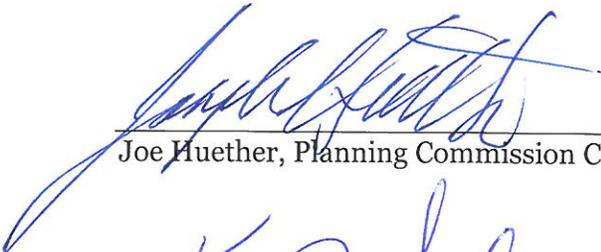
6. OTHER - Update on Planning Projects. Karen provided an update on the 2015 Comp. Plan Docket, Sign Code, and Historic Preservation Chapter

7. ADJOURN MEETING:

Joe moved to adjourn the meeting at 7:01 pm.

Next Scheduled Meeting –July 21, 2015 @ 6:30 pm

Signed by:



Joe Huether, Planning Commission Chair Date Signed 9-15-2015



Karen J Scharer, Planning Director Date Signed 9/15/2015

Attachments

