



DAYTON PLANNING COMMISSION

MINUTES

Tuesday, September 15, 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 6/16/2015 Meeting Minutes. The commission voted to approve the minutes.
4. PREVIOUS BUSINESS – None
5. NEW BUSINESS –
 - a. **2015 Comprehensive Plan Docket**

Karen presented the Final 2015 Docket approved by City Council on Sept. 14, 2015 as follows:

COMPREHENSIVE PLAN

CP15-002 – Signage Policy & Wayfinding Signage Program

Action: Add policy to support wayfinding signage & add wayfinding signage for public places.

Why: Improve the look of the city and information/attractions for visitors to our community.

Reference: Economic Development Element

CP15-003 Utilities Element

Action: Update the Utilities Element background information and add Water Systems Plan & Solid Waste plans as augmentation to the Comprehensive Plan.

Why: Established goals, policies and objectives of City

Reference: Utilities Element

DEVELOPMENT REGULATIONS

DR15-001 Pets and livestock allowed

Action: remove miniature goats, potbellied pigs, roosters in residential zones
chickens – reduce the number allowed to 6 max.

Purpose: Public & Staff complaints regarding pets & small production animals

Reference 11-01.050, 11-03.020 & 11-03.100

DR15-002 Building Height

Action: Building height for sloped lots - clarify height limits

Purpose: Current definition does not clearly identify max. height for buildings on sloped property.

Reference: DMC 11-01.050 & 11-03-030

DR15-003 - Swimming Pools, Man-made Ponds, Spas, and Hot Tub

Action: Add fencing and setback requirements for swimming pools, spas, hot tubs and ponds

Purpose: Public safety for children

Reference: 11-03-030 *NEW H.*

DR15-004 Kennel & Cattery

Action: Revise Kennel & Cattery definitions for code consistency

Why: Current definitions are not consistent. DMC 6-8.04 & 11.01.050 Definition Conflicts

Reference: DMC 6-8.04 & 11-01.050

DR15-005 Variance correction

Action: Correct reference from "060" to "050" – condition for granting variances

Reference: 11-10.060

DR15-006 Vacation rental

Action: Add definition and use to residential zones

Why: Clarify use is allowed, currently the code does not address. Some communities prohibit or restrict the use.

Reference: DMC 11-01.050 & 11-03.020

DR15-007 - Transitional uses in CC & FC for E. Clay St.

Action: Add overlay zone along north side of E Clay St. from S. 1st St to properties on the east of S. 4th St.

Why: Reduce number of current nonconforming single family homes, allow conversion of structures back to residential, and encourage occupancy of buildings by expansion of uses permitted.

Reference: *NEW* DMC 11-07.040

DR15-008 - Hotel Use in FC

Action: Allow hotels in the FC zone.

Why: Currently motels are allowed, but hotels are not allowed. The Best Western was defined as a "motel" to allow the construction of the building. Allowing hotels in the FC zone eliminates confusion as to whether Best Western is a permitted or non-conforming use and allows hotels on the west side of town.

Reference: DMC 11-04.020

DR15-009- Volcanic Hazards

Action: DMC 17-04 – Eliminate reference to "volcanic hazards"

Why: Lack of Volcanic evidence/activity in Columbia County area.

Reference: DMC 17-04

b. 2015 Docket Public Hearing Schedule

The commission discussed the schedule for the 2015 update and agreed to scheduling the public hearing on Oct. 20, 2015. If needed, the public hearing will be continued to October 21, 2015 for additional testimony.

TIMELINE:

SEPT 14	City Council approved final docket
SEPT 15	Planning Commission Meeting - Introduced docket
SEPT 17	Notice for SEPA DNS, 9/20/2015 Public Hearing & GMA 60 Day Notice Mailed
SEPT 23	Minimum 60 day Notice to Commerce before final Council Action
SEPT 24	Notice Published in the Waitsburg Times Newspaper
OCT 8	Last day to file SEPA Appeal on DNS
OCT 20	Planning Commission Public Hearing & Recommendation to the City Council with continuation to Oct. 21 st if needed.
Nov. 23	City Council action on PC Recommendation of the Final 2015 Docket (CC public hearing, if requested for further testimony & consideration of changes)

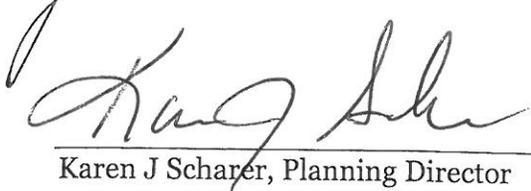
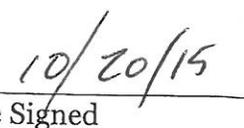
6. OTHER - Letter from Marcene Hendrickson, et. al. The commission received the letter regarding city standards for road improvements when subdividing.

7. ADJOURN MEETING:

Joe moved to adjourn the meeting at 6:40 pm.

Next Scheduled Meeting - Oct. 20, 2015 @ 6:30 pm

Signed by:

 Joe Huether, Planning Commission Chair	 Date Signed 10/20/15
 Karen J Scharer, Planning Director	 Date Signed 10/20/15

