



# DAYTON PLANNING COMMISSION

111 S. 1<sup>st</sup> Street, Dayton, WA

## **DRAFT** Meeting Minutes

Tuesday, March 24, 2015 @ 6:30 p.m.

111 S. 1<sup>st</sup> Street, Dayton, WA 99328.

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

Also in attendance - Karen Scharer, Dayton Planning Director

3. MINUTES REVIEW & APPROVAL: Greg moved to accept the minutes of 1/20/2014. The commission voted to accept the minutes as submitted.
4. CITIZEN COMMENTS: No comment.
5. PREVIOUS BUSINESS:

Karen provided an overview regarding the adoption of the 2014 Comprehensive Plan Updates adopted by the City Council on 2/9/2015.

6. NEW BUSINESS:
  - a. Election of Officers: Carol presided over the election process and nominated Joe as Chairman and Greg as Vice Chairman. The commission voted to approve the nominations.
  - b. Urban Growth Boundaries (UGB): Karen presented a map showing potential revisions to the UGB as the County and the Economic Development Steering Committee (housing Subcommittee) are supportive of revising the UGA. Kim Lyonais, Columbia County Planning Director has previously indicated that most land owners in the existing UGA are not interested in selling their property. This limits the potential for new housing as may be needed to accommodate workers when the proposed pulp mill becomes operational.

Karen explained that the City staff sees that there the three areas that potentially could be removed from the Urban Growth Area (UGA) as they are mostly within the floodplain. Two areas seem reasonable to be included in the UGA and would provide for growth of Blue Mountain Station and residential area between Patit Rd. and existing UGA residentially designated areas to the south. The Commission agreed that the preliminary plan for revised UGA boundaries as something that is worth further pursuing. Karen stated that she would report back to the subcommittee. Next steps would be for the subcommittee to recommend

the County to prepare maps in more detail identifying the floodplains, property ownerships, and acreage of properties, and options to be considered.

c. Sign and Sidewalk Use Code Update: Karen provided a briefing for Sign and Sidewalk Use Code Update. There have been four workshops to date. The next steps are to take the comments and recommendations and draft a rough draft update of the sign code for the business community to consider before bringing to the Planning Commission for a Public Hearing.

d. Historic Preservation Comp. Plan Subarea and Design Guidelines:

*“Augmentation to the Dayton Comprehensive Plan, adopting Washington St. and South Side Districts as subareas & adopting Local WSHD & SSHD Design Guidelines.”* Karen provided an overview of the project and indicated that the Planning Commission Public Hearing is scheduled for April 22, 2015.

7. OTHER: none

8. MEETING ADJOURNED – Joe adjourned the meeting at 7:14 PM

Next Scheduled Meeting – SMP Presentation/Workshop - April 14, 2015 @ 6:30 pm

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Joe Huether, Planning Commission Chair

Date Signed

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Karen J Scharer, Planning Director

Date Signed