



CITY OF DAYTON PLANNING DEPARTMENT

111 S. 1st Street, Dayton, WA 99328

(T) 509-540-6747 (F) 509.382.2539 Email: kscharer@daytonwa.com

www.DaytonWa.com

**PUBLIC HEARING NOTICE for 2015 DOCKET AMENDMENT
FILE - DR15-007
CLAY STREET TRANSITIONAL DISTRICT (CSTD) OVERLAY ZONE**

Please be advised that you are being sent this notice as a one of 18 property owners of property on E Clay St. or S 4th St.

The City of Dayton is proposing to create an overlay zone to be named the “CLAY STREET TRANSITIONAL DISTRICT (CSTD)”. The underlying zone of your property will remain the same, either Central Commercial or Fringe Commercial. The CSTD overlay zone, if adopted, will permit single family residences in the district as outright allowed. No longer will a single family residence in the CSTD be classified as non-conforming.

Additionally, the CSTD will allow duplexes, government offices and schools as outright permitted uses.

A Planning Commission Public Hearing is scheduled for October 20, 2015@ 6:30 pm, at the above address.

The commission will receive written comments and testimony on the proposed CSTD and other 2015 Docket Amendments before providing recommendations to the City Council.

Should you have any questions, please don't hesitate to call or email.

Sincerely,

Karen Scharer, Planning Director

cc: Craig George, Mayor

CSTD - Parcel IDs					
263629	263685	263686	263631	263998	264305
263997	263996	263995	263994	263630	264304
263628	263627	263688	263687	263684	263368



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2015 Docket - DR15-007 – CLAY ST. TRANSITIONAL OVERLAY

1. Type of Application: Amendment to Development Regulations
2. Person proposing the amendment – Dayton Planning Director, Karen Scharer
3. Environmental Checklist – To be combined for all amendments.
4. Description – Add overlay zone along north side of E Clay St. & lots immediately east of S. 4th St. expanding uses allowed.
Reference: DMC 11-07.040
5. Purpose of Amendment: Reduce number of current nonconforming properties, allow conversion of structures back to residential, and encourage occupancy of buildings by expansion of uses permitted.
6. Supplemental Environmental Review/critical areas: Not required.
7. If the proposed amendment would increase the intensity or density of permitted development, the following capacity evaluations are required:
 - a. A report identifying anticipated traffic trip generation under the existing and proposed comprehensive plan.
 - b. A report identifying anticipated sewage generation under the existing and proposed comprehensive plan using flow projections of the city's public works standards.
 - c. A report identifying anticipated water use under the existing and proposed comprehensive plan;

COMMENT: N/A

RECOMMENDATION:

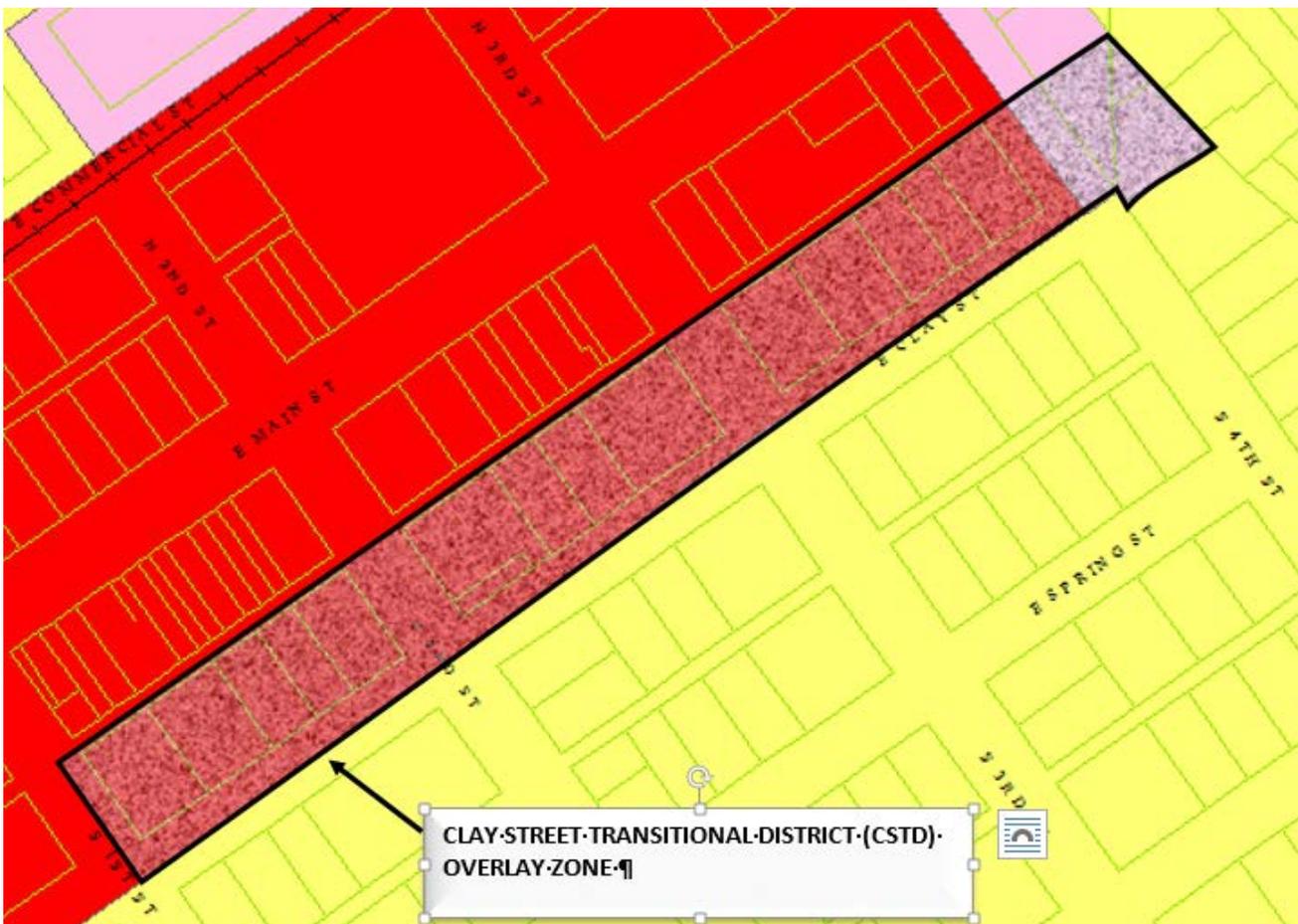
Approve amendments to Title 11 as shown on the attached.

DR15-007 - Transitional uses in CC & FC for E. Clay St. & S. 4th St.

NEW – DMC 11-07.040 CLAY STREET TRANSITIONAL DISTRICT (CSTD) OVERLAY ZONE

The intent of the CSTD Overlay Zone is to allow flexibility of the type of uses along the north side of E. Clay St between S. 1st St. and lots on the east side of S. 4th St. The CSTD allows existing single family homes to be recognized as permitted by zoning. The following uses are allowed as “Permitted principal uses” in addition to the uses listed for the underlining zones (Central Commercial and Fringe Commercial):

- A. Single family residence.
- B. Duplex based on 3600 sf ft. of lot area per dwelling unit.
- C. Governmental Offices.
- D. Schools.



CSTD outlined in **Black**

RED – Central Commercial / **Pink**– Fringe Commercial / **Yellow** – Urban Residential



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PUBLIC NOTICE- 2015 DOCKET AMENDMENTS GMA/SEPA-DNS/PUBLIC HEARING

Pursuant to Washington State Growth Management Act (GMA) and State Environmental Policy Act (SEPA), the City of Dayton is issuing this integrated notice for the proposed 2015 Docket Amendments to the City of Dayton Comprehensive Plan (CP) & development regulations (DR) to provide consistency, augment and update. As provided under RCW 36.70A.035 notice is hereby given:

- Notice of Intent to Amend the Comprehensive Plan and Development Regulations;
- Notice of Public Hearing before the City of Dayton Planning Commission, 10/20/15, and
- Notice of SEPA Threshold Determination of Nonsignificance (DNS).

Description of Proposal: Amend and adopt Comprehensive Plan (CP) and development regulations (DR). Amendment to the CP Economic Development Element setting policy for regional wayfinding signage; and amending the CP Utilities Element recognizing updated water system and solid waste management plans. DR amendment to Title 11 – Zoning with updated definitions, adding the an Overlay District for the north side of E. Clay Street, amending provisions for animals, building height, swimming pools, kennels, vacation rentals, and hotels. Removing from Title 17, provisions referencing volcanic hazards. Revising definitions in DMC 6-8.

Proponent & Lead Agency: City of Dayton **Location:** City of Dayton – 1) City wide & 2) N. side of E Clay St. north to the alley, and between S. 1st Street east to the properties fronting on the east side of S. 4th Street.

60 Day Notice of Intent to Adopt: City of Dayton final docketed amendments have been forwarded to the Planning Commission and for public hearing. Adoption consideration by City Council is tentatively scheduled for Nov. 23, 2015. Additional public hearings and comment opportunities are listed below.

Public Hearing: October 20, 2015@ 6:30 pm, at the above address. The Planning Commission will consider all written comments and testimony on the 2015 Docket before providing a recommendation to the City Council. Copies of the proposed amendments are available for review at the above address and www.daytonwa.com.

SEPA: The lead agency has determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal until appeals are concluded.

Responsible official –  Dated: September 17, 2015

Karen Scharer, Planning Director

Questions and correspondence should be directed to the Planning Director, (contact information above).

SEPA Comments and/or Appeals on the DNS must be filed before 4 pm, October 8, 2015 at the address listed above. See DMC Title 10-06.040 for appeal filing procedures.

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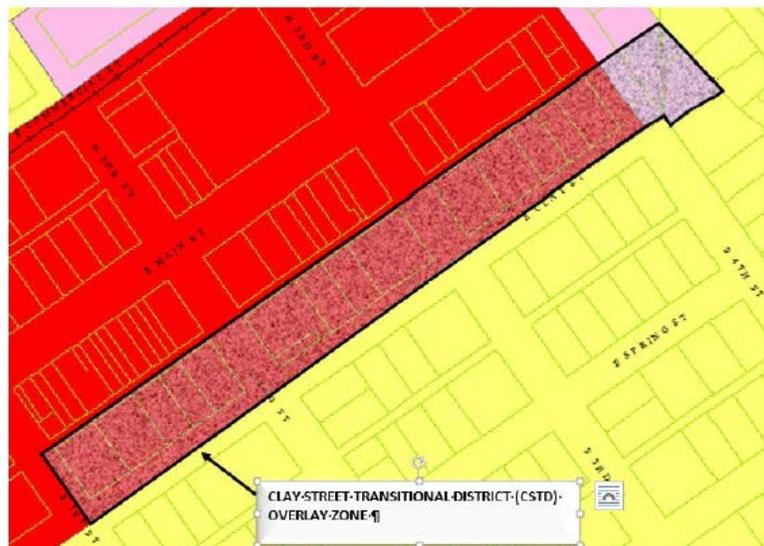
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PUBLIC NOTICE



1. City of Dayton/ City Wide –Generally located in Sections 19, 29, 30 and 32, T 10 N, R 39 E; and, Section 25, T 10 N, R 38 E



CSTD outlined in Black

RED – Central Commercial / **Pink** - Fringe Commercial / **Yellow** – Urban Residential

2. N. side of E Clay St. north to the alley, and between S. 1st Street east to the properties fronting on the east side of S. 4th Street.