

ORDINANCE NO. 1885

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTON, WASHINGTON, ADOPTING THE 2015 COMPREHENSIVE PLAN POLICY, TEXT, AND MAP DOCKET AMENDMENTS IN COMPLIANCE WITH RCW 36.70A (GMA); AND AMENDING ORDINANCE 1873.

WHEREAS, the City Council did consider the following findings, and having fully considered all agency comments, public testimony and the entire public record; and,

WHEREAS, these amendments were identified as docket items as part of a series of amendments considered by the City under the umbrella of the 2015 Comprehensive Plan and Development Regulations Update. The final docket was approved by the City Council on September 14, 2015 at their regularly scheduled meeting; and,

WHEREAS, the docketed Comprehensive Plan amendments in this ordinance are:

CP15-002 - Signage Policy & Wayfinding Signage Program

Add policy to support wayfinding signage & add wayfinding signage for public places for the purpose of improving the look of the city and information/attractions for visitors and residents.

CP15-003 Utilities Element

Update the Utilities Element background information and add Water Systems Plan & Solid Waste Plans as augmentations to the Comprehensive Plan establishing goals, policies and objectives of City.

WHEREAS, on September 17, 2015, the City of Dayton issued to the Department of Commerce its 60-day notice of intent to adopt the 2015 Docket for Comprehensive Plan and Development Regulations, amendments; and,

WHEREAS, the proposed amendments have been found consistent with the comprehensive plan and comprehensive plan amendments and in compliance with Chapter 36.70A RCW, Growth Management Act (GMA); and,

WHEREAS, the City was the lead agency as defined in the State Environmental Policy Act (SEPA) and issued a threshold determination of non-significance (DNS) on September 17, 2015 stating that the series of amendments with the 2015 Comprehensive Plan and Development Regulations Update would not have a probable significant impact on the environment. The comment and appeal period ended on October 8, 2015; and,

WHEREAS, public outreach to the community was performed. The public was invited to submit individual docket applications. Newspaper notice, notice to agencies, tribes and community groups; and posting of notice and

docket items on the City website and City Hall was accomplished. Key stakeholders identified by the jurisdiction were also invited, to review and comment on the amendments; and,

WHEREAS, the Dayton Planning Commission conducted a public meeting on September 15, 2015, where they were presented the draft docket amendments. On behalf of the City Council, they held a public hearing on October 20, 2015 regarding the final docket amendments; and considered written correspondence and testimony submitted prior to the close of the public hearing; and,

WHEREAS, the Dayton Planning Commission serves the City Council making advisory recommendation to the Dayton City Council in the matters of land use, plans, policies, codes and standards. After the close of the public hearing on October 20, 2015, the Dayton Planning Commission recommended to the Dayton City Council, the amendments to the Comprehensive Plan contained herein; and,

WHEREAS, the Dayton City Council recognizes the Dayton Planning Commission's abilities to provide sound advice, together with providing the greatest possible benefits for the citizens of Dayton; and,

WHEREAS, the Dayton City Council considering revisions to Docket Items CP15-003 determined that because the City is still negotiating the 2015 Water System Plan (WSP) approval with the WA State Department of Health, it is premature to recognize the WSP as an augmentation to the Comprehensive Plan at the time.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAYTON, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENTS. Under Substantive Authority of Chapter 197-11 WAC, SEPA; Chapter 36.70 RCW, Planning Enabling Act; and, Chapter 36.70A RCW, GMA; Ordinance 1873 is hereby amended; and the 2014 Dayton Comprehensive Plan is hereby amended with the 2015 Comprehensive Plan Update as follows:

NEW - Signage & Wayfinding Signage Design goal, policy and objective amendments to the Economic Development Element, Page 92 of the 2014 Comprehensive Plan (Docket CP15-002):

GOAL K

Enhance the economic prosperity of local businesses while improving the quality of life for all of its citizens.

Policy: K-1

The City's presence in the region should be increased by identifying and promoting its own unique attractions.

Policy: K-2

Unified and attractive wayfinding signage for public and non-profit: offices, services, museums, parks and attractions should be established throughout the City.

Policy K-3

As a Comprehensive Plan Addendum, the wayfinding signage as shown on the Walla Walla Valley Regional Wayfinding and Signage Program constitutes the official "Dayton Wayfinding Design Policy" for noncommercial wayfinding signage.

Policy Discussion: Dayton Wayfinding Signage Design is the design of the "Walla Valley Regional Wayfinding Signage Program". A cohesive design of wayfinding signs throughout the area from Milton Freewater to Dayton is the goal of the regional program. This signage will help residents, visitors, and passersby find their way to what Dayton and the other Walla Walla Valley communities have to offer: area attractions, historic downtowns, museums, services, etc.

Objectives:

K-3.1 Identify and prioritize needs for new and/or replacement wayfinding signage within the City.

K-3.2 Partner with the Dayton Development Task Force, Dayton Chamber of Commerce, Columbia County Hospital District, Columbia County and other non-profit organizations to fund and establish wayfinding signage consistent with the Dayton Wayfinding Design Policy, Policy K-3.

Policy K-4

Standards regulating commercial signage and sign lighting should assure adequate identification, while minimizing adverse impacts on the use and enjoyment of adjacent property, public right-of-way, and protecting residential areas from negative visual and aesthetic impacts.

The "Dayton Wayfinding Signage Design Policy" as referenced in NEW Policy K-3, is hereby adopted as an addendum to the Comprehensive Plan and is attached as Exhibit A.

**Amendments to the Utilities Element of the Comprehensive Plan
(Docket CP15-003):**

UTILITIES ELEMENT

INVENTORY AND ASSESSMENT

This element provides discussion about public and non-public facilities and services of the City. This element addresses the general and proposed location and capacity of all existing and proposed utilities, including sewer, water, solid waste disposal and recycling, electrical, natural gas, and telecommunications.

Public-Owned Facilities and Services

The City provides sewer and water service within the Dayton corporate limits. These utility services are adequate in capacity to meet the six-year capital improvement needs of Dayton per the 2007 Water Systems Plan. .

Sewer System

The City of Dayton is served by a sewage treatment plant and collection system located in an incorporated area west by northwest of the City limits. Dayton is completely served by sewer within its corporate limits. The original collection system was installed in the late 1930's and has been added to, repaired, and upgraded many times since then. The system serves an area of approximately 610 acres and consists of concrete, clay, and PVC pipe ranging in size from 4 inches to 15 inches.

The existing sewage treatment plant is a trickling filter system, the bulk of which was constructed in 1938. This plant was upgraded in 1985 and again in 1998. The plant has a discharge limitation of 0.46 mgd which was established by the Department of Ecology through the National Pollution Discharge Elimination System (NPDES). Due to the current condition of the plant and more stringent discharge limitations, a new wastewater facility plan is currently under development. This plan will recommend future system improvements.

Water System Plan

The City of Dayton has completed an extensive review of its Water System Plan (WSP) as of 2015. This WSP is now under review by the WA State Department of Health.

The WSP documentation includes projected water demands for the next 20 years (2014-2034), identifies capital improvement projects that are needed over the next 20 years to meet the needs of Dayton, and policies to guide implementation of the plan. The plan covers physical facilities (wells, reservoirs, and waterlines), operational plans, source water protection, financial status of the water system, and projected costs of the improvements. The area covered under this plan is the City's existing, retail, future, and water rights place of use water service areas.

The City of Dayton's present water system currently provides domestic, commercial, and industrial service to approximately 1,481 connections in and around the city as of 2014.. Based upon three deep wells, a 2 million gallon reservoir, a 220 thousand gallon standpipe and extensive distribution lines, the system provides clean pure water to a population base of just over 2,700 people.

The three wells are fed by deep basalt aquifers that are capable of producing a maximum of approximately 4.2 million gallons per day (mgd), however, water rights limitations restricts the maximum production to approximately 3.9 mgd.

<u>Well</u>	<u>Depth</u>	<u>Capacity</u>	<u>Metered</u>
#1	1,303 ft	700 gpm	yes
#2	1,425 ft	1,100 gpm	yes
#3	1,180 ft	1,100 gpm	yes

gpm = gallons per minute Source: Anderson Perry 2015.

The WSP includes a number of specific policies which direct City decision making regarding future system improvements and service areas. Updates to these policies are under review with a WSP update. There are physical limitations to the system that must be noted. Of paramount importance is working with the elevation parameters to ensure adequate water pressure. To create the pressure zone above 1,675 feet elevation, a City-owned booster pump station and isolation valves are required at a minimum. Installing a new reservoir tank may also be required. Below 1,605 feet MSL, the City is waiting for state conformation if individuals will be able to install and maintain a pressure reducing value between their water meter and the connection to the house or a building. For the pressure zone below 1,560 feet MSL, pressure reducing valve(s) (PRV) installation is required within a new distribution system.

Also, extensions of water lines west along the SR 12 corridors will be faced with extreme water pressures requiring pressure-reducing devices to be used. Long line extensions will also have to be carefully planned to discourage development of looped systems and oppose liner systems (dead-end) to avoid potential stale water problems.

Solid Waste & Moderate Risk Waste Management

The 2015 Comprehensive Solid Waste and Moderate Risk Waste Management Plan (SWMP) was initially approved under Dayton Resolution 1263 on May 11, 2015. On December 9, 2015 the plan was adopted as part of the Utilities Element of the Comprehensive Plan, Ord. 1885.

This combined plan provides background and guidance for a long-term approach to solid waste and Moderate Risk Waste (MRW) management for the City of Dayton, Town of Starbuck and Columbia County. The 2015 Plan is intended to provide citizens and decision makers with a guide to implement, monitor, and evaluate future solid waste and moderate risk waste activities in the planning area for a 20-year period. The recommendations for the 2015 Plan guide local decision makers, and identify the need for fiscal responsibility and for local, State and Federal funds and grants in order to implement and operate the respective programs.

Columbia County and its designated Department of Public Works was the lead agency responsible for developing the updated SWMP. The Solid Waste Advisory Committee (SWAC) with city representatives participated in the Plan development by providing input and comment on the issues and provided recommend the 2015 Plan for adoption by the three jurisdictions.

The 2015 SWMP with goals and objectives are included as an augmentation of the City's Comprehensive Plan.

Other Public Facilities and Services not operated by the City of Dayton:

There are several utilities provided in the Dayton area, including the UGA. The continuation of utility services concurrent with development impacts is adequate in capacity within the six-year capital improvement horizon.

Electrical

Pacific Power and Light Company provides electrical power to Dayton and a small portion of the rural areas adjacent to its corporate limits. Columbia Rural Electric Association Inc. serves the remainder of Columbia County. These utility providers indicate that there is a sufficient supply and capacity to meet future demands in the City and UGA.

Natural Gas

Although there are currently no utilities providing natural gas anywhere within Columbia County, there is a potential gas source located west of the mouth of the Tucannon River. The development of this source and conveyance to Dayton is most likely prohibitive. Consequently, the City does not anticipate the utilization of this energy source in the near future.

Telecommunications

Internet, TV, AM & FM radio, land phone, cellular, data, satellite, and cable services are all available in Dayton. Many of these communication services overlap or are bundled together. Telecommunications of the future will be primarily driven by technological advances and the needs of the consumer.

CenturyLink provides the City with standard land line phone service and internet service. According to CenturyLink, there are approximately 2200 access lines serving the city. CenturyLink also bundles services offering satellite TV services with multiple satellite providers.

Touchet Valley Television Inc. provides the Dayton community with television cable and internet communications, web hosting, as well as, the ability to contract with a national internet long distance telephone service.

Inland Cellular provides phone and data plan services specifically to southeast Washington. In addition there are a number of national providers of cellular phone service and data plans: Verizon, ATT, Sprint, T-Mobile, and others.

Goals and Objectives

Goal A: Sustain the facilities and services to meet existing needs and provide for future expansion.

Policy - Comprehensive Solid Waste & Moderate Risk Waste

Management Plan: Policies and objectives contained in the 2015 SWMP are policies and objectives of this Utilities Element.

Community Objective A.2: Where feasible, utility lines should be placed underground.

Goal B: Designate the general location, proposed location and capacity of existing and proposed utility facilities in the city and urban growth area.

Community Objective B.1: Encourage the joint use of utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice.

Community Objective B.2: Determine the appropriate location(s) for cellular towers in the Dayton area considering benefits provided by the service and aesthetic impacts on the community.

Community Objective B.3: Where safe and practical, use regional and local power, natural gas, and telecommunications corridors for the development of recreational trails, open spaces, parking lots or other land use that may provide multiple benefits to the local community or neighborhood.

Community Objective B.4: Where practiced and desired by local property owners or developers, locate existing or proposed power distribution lines underground to reduce possible storm damage and aesthetic clutter.

Goal C: The City of Dayton's plan for utility facilities will be formulated, interpreted and applied in a manner consistent with and complimentary to the serving utility's public service obligations.

Community Objective C.1: On an annual basis, provide all private utility companies' copies of the City of Dayton revised 6-Year Capital Facilities Plan, particularly the schedule of proposed road and public utility construction projects so that the companies may coordinate construction, maintenance, and other needs in an efficient manner.

Goal D: Decisions made by the City of Dayton regarding utility facilities within the City will be made in a manner consistent with and complementary to local and regional demands and resources.

Community Objective D.1: Promote energy conservation measures in building codes including the use of insulated roof and siding material, windowpanes and entryways, and other applications in accordance with Washington State guidelines. Promote energy conserving practices including the use of energy-efficient appliances, temperature maintenance levels, and other activities to reduce power demands.

Community Objective D.2: The city should promote the construction and renovation of structures utilizing "green building" practices.

Community Objective D.3: Energy development that utilizes wind, solar and biofuels is preferred and shall be encouraged. These technologies, if sensitively sited, designed, and mitigated can be sited without significant, adverse environmental impacts.

Goal E: Additions to, and improvements of, utility facilities will be allowed to occur at a time and in a manner sufficient to serve existing and planned growth.

Community Objective E.1: Process permits and approvals for all utility-facilities in a fair and timely manner and in accordance with land development regulations that ensure predictability and project concurrency.

Goal F: Planning by the City of Dayton for utility facilities development within the city and urban growth area will be coordinated with planning by other jurisdictions for utility facility development.

Community Objective F.1: The city shall coordinate the formulation and periodic update of the utility element and relevant implementing development regulations with adjacent jurisdictions.

Community Objective F.2: The city shall coordinate, and seek to cooperate with, other jurisdictions in the implementation of jurisdictional utility facility additions and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions.

Policy Discussion Additional policy statements are provided for in the Land Use and Capital Facilities Plan Elements.

**Augmentations to the Utilities Element of the Comprehensive Plan
(Docket CP15-003):**

The Dayton Solid Waste Plans approved under Dayton Resolution 1263 on May 11, 2015 is hereby adopted by reference as an augmentation to the Comprehensive Plan.

SECTION 2. ORDINANCE TO BE TRANSMITTED TO DEPARTMENT. Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington State Department of Commerce.

SECTION 3. VALIDITY. If any section, paragraph, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that they would have passed this ordinance and each section, paragraph, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, paragraphs, clauses, or phrases may subsequently be found by competent authority to be unconstitutional or invalid

SECTION 4. EFFECTIVE DATE. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of its publication.

PASSED by the City Council of the City of Dayton this 7TH day of DECEMBER, 2015.

City of Dayton



By: Craig George, Mayor

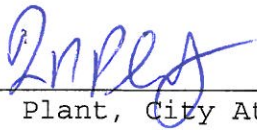
Authenticated By:



Trina Cole, City Clerk-Treasurer

Approved as to form:

Menke Jackson Beyer, LLP



Quinn N. Plant, City Attorney

Attachment:

EXHIBIT A - Dayton Wayfinding Signage Design Policy

ORDINANCE SUMMARY BY TITLE ONLY FOR PUBLICATION PURPOSES
ORDINANCE NO. 1885

AN ORDINANCE OF THE CITY OF DAYTON REPEALING CHAPTER 8.7 OF THE DAYTON MUNICIPAL CODE; REPEALING ORDINANCE NO. 1465; AMENDING ORDINANCE NO. 1840; AND ENACTING A NEW CHAPTER 8.7 OF THE DAYTON MUNICIPAL CODE DEFINING THE PERMIT PROCESS AND REQUIREMENTS FOR THE BLOCKING OF CITY STREETS.

SECTION 1. AMENDMENTS.

SECTION 2. ORDINANCE TO BE TRANSMITTED TO DEPARTMENT.

SECTION 3. VALIDITY.

SECTION 4. EFFECTIVE DATE.

The full text of Ordinance 1885 adopted the 7th day of December, 2015 is available for examination at the City Clerk's Office, 111 S. 1st St., Dayton, WA during normal business hours, 9:00 a.m. to 4:00 p.m.

By: /s/ Craig George, Mayor

Attest: /s/ Trina Cole, City Clerk-Treasurer

Approved as to form: /s/ Quinn P. Plant, City Attorney

Published: 12/24/2015

The Times

Ordinance 1885 Exhibit A

Dayton Wayfinding Design Policy (reduced copy)

