

**ORDINANCE NO. 1978**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTON, WASHINGTON,  
AMENDING THE DAYTON COMPREHENSIVE PLAN AS PART OF THE 2020 ANNUAL  
DOCKETING PROCESS**

**WHEREAS**, RCW 36.70A, also known as the Growth Management Act ("the act"), requires local governments subject to the requirements of the act to adopt comprehensive plans and implement regulations consistent with the act; and,

**WHEREAS**, in accordance with the act, the Dayton Comprehensive Plan was revised and duly adopted in 2019; and,

**WHEREAS**, in accordance with the act and the City of Dayton amendment procedures, the comprehensive plan is subject to review and may be revised once annually; and,

**WHEREAS**, as part of the 2020 docketing process, the City requested comprehensive plan amendment requests from the public at large, the City Council, and department staff; and,

**WHEREAS**, the Dayton City Council adopted resolution no. 1443 on Oct. 14, 2020, authorizing the 2020 docket list following the Dayton Planning Commission public hearing on September 22, 2021; and,

**WHEREAS**, the city provided public notice and invited and encouraged public participation in the consideration of the proposed updates, including broad and effective noticing measures; and,

**WHEREAS**, following Council authorization of the docket list, the Dayton Planning Commission proceeded with drafting amendments during regular meetings of the Dayton Planning Commission; and,

**WHEREAS**, on January 28, 2021, staff duly notified the Department of Commerce of the Intent to Adopt Amendments to the Comprehensive Plan, which requires a 60-day review period by the State of Washington; AND,

**WHEREAS**, the 60-day review window ended on March 29, 2021, and no comments were received from State agencies; and,

**WHEREAS**, under the State Environmental Policy Act ("SEPA"), the Director of Planning and Community Development issued a determination of nonsignificance ("DNS") on January 28, 2021; and

**WHEREAS**, no comments were received relative to the DNS; and,

**WHEREAS,** the Dayton Planning Commission held a duly advertised public hearing on February 23, 2021 to take testimony for or against the proposed revisions to the Dayton Comprehensive Plan, in which no testimony in opposition to the revisions was received; and,

**WHEREAS,** the Dayton Planning Commission thereafter made their recommendation to adopt the Comprehensive Plan revisions and associated amendments as presented.

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

**Section 1: Findings and Conclusions.** The City Council of the City of Dayton bases its findings and conclusions on the entire record of testimony and exhibits, including the recommendation from the Dayton Planning Commission. The City Council hereby adopts the Findings and Conclusions from the Dayton Planning Commission included herein as Exhibit 1, and further adopts that following findings:

1. During the review and development process of the proposed amendments, consideration was given to existing local circumstances.
2. The planning goals of Chapter 36.70A RCW have been balanced and fully considered during the decision-making process while considering the amendments included herein.

**Section 2: Adoption.** The City Council of the City of Dayton hereby adopts the revisions to the Comprehensive Plan, included within the Findings by the Dayton Planning Commission as Exhibit 1.

**Section 3: Transmittal to Commerce.** This ordinance and associated exhibits shall be transmitted to Commerce within 10 days of adoption.

**Section 4: Severability.** If any section, sentence, clause, or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity of unconstitutionality shall not affect the validity of constitutionality of any other section, sentence, or phase of this ordinance.

**Section 5: Effective Date.** This ordinance shall be in full force and effective five (5) days after its passage as required by law.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF  
DAYTON, WASHINGTON, AT A REGULAR MEETING THIS 14<sup>th</sup> DAY OF APRIL 2021.**

City of Dayton

  
Zac Weatherford, Mayor

Attested/Authenticated by:

  
Trina Cole, City Administrator

Approved as to form:

  
Quinn Plant, City Attorney

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**ORDINANCE SUMMARY BY TITLE ONLY FOR PUBLICATION PURPOSES**  
**ORDINANCE NO. 1978**  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAYTON, WASHINGTON,**  
**AMENDING THE DAYTON COMPREHENSIVE PLAN AS PART OF THE 2020 ANNUAL**  
**DOCKETING PROCESS**

The full text of the Ordinance No. 1978, adopted the 14<sup>TH</sup> day of April 2021, is available for examination at the Dayton City Hall, 111 South 1<sup>st</sup> Street, Dayton, WA during normal business hours, 7:00 a.m. to 4:00 p.m., Monday – Friday.

By: /s/ Zac Weatherford, Mayor

Attest: /s/ Trina Cole, City Administrator

Approved as to from: /s/ Quinn Plant, City Attorney

Published: 4-22-21  
*The Waitsburg Times*



# City of Dayton Planning Commission

## Recommendations, Findings of Fact and Legislative Intent for Proposed Amendments to the Dayton Comprehensive Plan, Ordinance 1955

2020 Comprehensive Plan Amendment, Docket No's.: 2020-01 and 2020-02

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**Whereas**, the Washington State Legislature passed the Growth Management Act ("GMA") in 1990, requiring among other things, the development of a Comprehensive Plan; and,

**Whereas**, the City of Dayton adopted the 2019 Comprehensive Plan on November 13, 2019 (Ordinance 1955); and,

**Whereas**, under the GMA, comprehensive plans generally may be amended no more frequently than once per year; and,

**Whereas**, the Dayton Planning Commission ("DPC") with reviewing and assembling on an annual basis a list of proposed comprehensive plan amendments (the "annual review docket") through a process outlined in Dayton Municipal Code ("DMC") chapter 9-10; and,

**Whereas**, over the past several months the DPC has followed the process outlined in DMC chapter 10-9 for assembling the 2020 annual review docket for the City Council; and

**Whereas**, on September 22, 2019, the DPC held a duly advertised public hearing on the 2020 annual review docket to take testimony for or against the docket applications for consideration to include/exclude within the 2020 amendment cycle; and,

**Whereas**, in consideration of the record, the DPC recommended the City Council adopt the 2020 annual review docket to include Docket 2020-01 and Docket 2020-02; and,

**Whereas**, the City Council adopted the 2020 annual review docket on October 14, 2020 (Resolution 1443); and,

**Whereas**, the DPC reviewed and made recommendations to amendments of the comprehensive plan to incorporate the authorized amendments during open public meetings; and,

**Whereas**, a duly advertised public hearing was held by the DPC on February 23, 2021 to take testimony for or against the proposed revisions to the comprehensive plan to incorporate the authorized docket items; and,

**Whereas**, pursuant to DMC § 10-09.080(F), the DPC is required to forward to the City Council its recommendations, findings of fact and legislative intent for consideration and review by the City Council.

### Findings of Fact

Based on the foregoing, and following complete review of the annual review docket, consideration of all public testimony, the recommendations of the Director of Planning and Community Development, review of the existing elements, goals, and policies of the Dayton Comprehensive Plan, consideration for the public health, safety and welfare of the citizens of Dayton, the DPC hereby makes the following Findings of Fact and a Statement of Legislative Intent, hereby recommending that the Dayton City Council amend the Dayton Comprehensive Plan as presented herein

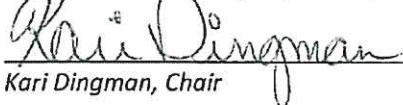
Regarding Docket 2020-01 and Docket 2020-02:

1. It is unlikely that adopting the policies will have a disruptive effect on the stability and continuation of land use patterns in the City of Dayton; and,
2. The policies do not unreasonably restrict or prevent use of land in the City of Dayton; and,
3. The public interest will be best served by these policies; and,
4. The amendment to the Comprehensive Plan as proposed herein remains compliant with other adopted policies of the Comprehensive Plan; and,
5. The existing policies and elements of the Comprehensive Plan support the proposed revisions; and,
6. The proposed revisions will aid in the City in more closely achieving the goals, policies and objectives of the Comprehensive Plan; and,
7. The proposed revisions are compliant with the Growth Management Act; and,

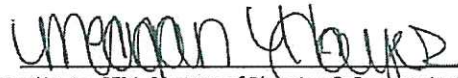
Recommendation & Legislative Intent

Based on the preceding Findings of Fact and in consideration of the entire records, the DPC hereby presents the following legislative intent: request to the Dayton City Council to amend Ordinance 1955 to include the revisions included herein as Exhibit A and Exhibit B.

*Submitted on February 23, 2021 by the Dayton Planning Commission:*

  
Kari Dingman, Chair

*Attest:*

  
Meagan Hayes, CFM, Director of Planning & Community Development  
Secretary to the Dayton Planning Commission

# City of Dayton Planning Commission

## Exhibit A – Docket 2020-01: Main Street Trees

*Included within this Exhibit is a new policy to be added to the Comprehensive Plan.*

Location of new policy:

Capital Facilities Element → Section 5.4 Goals and Policies → Goal A: Sustain public facilities and services to meet existing needs and provide for future expansion → page 47

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### **NEW POLICY:**

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A8: The City shall continue to research, review, and consider future maintenance measures to preserve and further enhance the Main Street trees through utilization of The Urban Forest Management Plan (UFMP) for the City of Dayton.

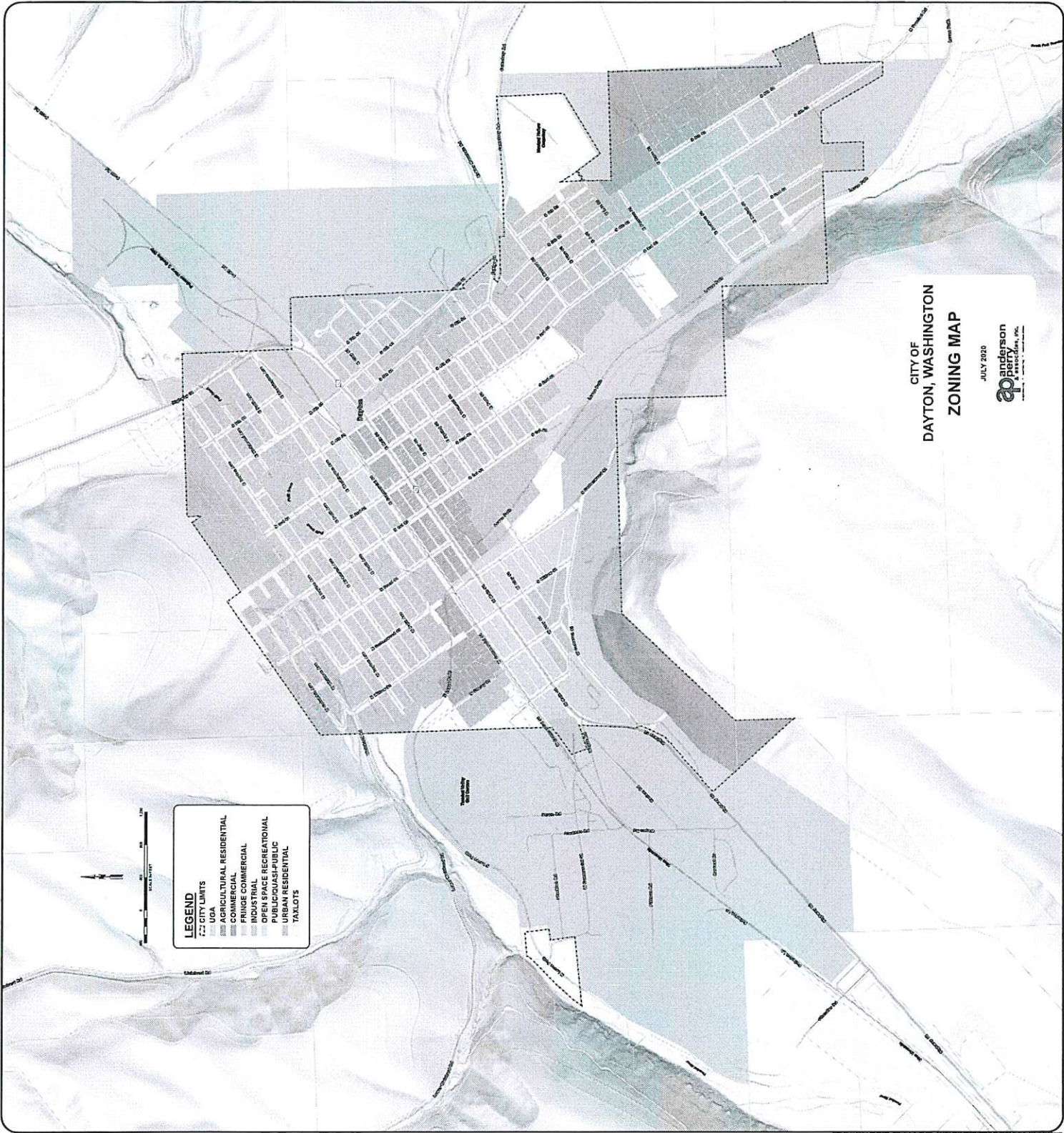
**Policy Discussion:** The Main Street trees, located within the Downtown Dayton Historic District, are an asset to the entire community. The City recognizes the need to protect, improve, and further enhance these trees. The UFMP, as adopted by the Dayton City Council on October 14, 2020 via Resolution 1443, and any amendments thereto, are hereby adopted by reference.

# City of Dayton Planning Commission

## Exhibit B – Docket 2020-02: Zoning Map

*Included within the exhibit is the new Zoning Map of the City of Dayton.*

The new Zoning Map shall replace the existing as found within Exhibit B: Map Folio. This Zoning Map shall be considered the official zoning map of the City of Dayton.



**LEGEND**

- CITY LIMITS
- U.S. A
- AGRICULTURAL RESIDENTIAL
- COMMERCIAL
- FRINGE COMMERCIAL
- INDUSTRIAL
- OPEN SPACE/RECREATIONAL
- PUBLIC/QUASI-PUBLIC
- URBAN RESIDENTIAL
- TAX LOTS

CITY OF  
WASHINGTON  
DAYTON, OHIO  
ZONING MAP

JULY 2020  
ap anderson perry  
PLANNING & DESIGN, INC.