

RESOLUTION NO. 1299

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAYTON, WASHINGTON, APPROVING THE WORK PROGRAM AND PUBLIC PARTICIPATION PLAN FOR THE 2019 PERIODIC COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE.

WHEREAS, the purpose of this resolution is to establish the work program and public participation plan for the 2019 Periodic Comprehensive Plan and Development Regulations Update (2019 CP Update).

WHEREAS, the public was invited to comment via newspaper notice, notice to agencies, tribes and community groups; and posting of notice on the City website, at City Hall, Dayton Library and Dayton Mercantile. Key stakeholders identified by the jurisdiction were also invited to review and comment. Public hearings for the work program and public participation plan were held on Nov. 15 and Dec. 12, 2016 by the Dayton Planning Commission.

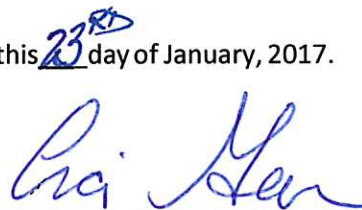
WHEREAS, the Dayton Planning Commission discussed the work program and public participation plan at their March 29, July 20, and Dec. 12, 2016 meetings. After the close of the public hearings, on Dec. 12, 2016, the Dayton Planning Commission finalized their recommendation the Dayton City Council.

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.

NOW, THEREFORE, the City Council of the City of Dayton, Washington does hereby resolve as follows:

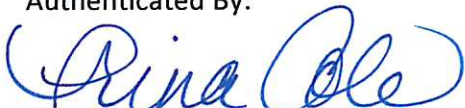
Section 1. The 2019 CP Update Work Program attached as Exhibit A and Public Participation Plan attached as Exhibit B to this resolution are adopted.

ADOPTED by the City Council of the City of Dayton, Washington this ^{23RD} day of January, 2017.



Craig George, Mayor

Authenticated By:



Trina Cole, City Clerk-Treasurer

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Craig George, Mayor

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City of Dayton
2019 Comprehensive Plan and Development Regulations
Work Program

Work Program approved by the City Council, Resolution # 1299 on 01/23/2017

Staff Contact: Karen Scharer, AICP, Planning Director

The City of Dayton is performing a periodic review and update of its Comprehensive Plan and development regulations by June 30, 2019. The State Growth Management Act (GMA) mandates the update to ensure the plan and regulations factor in changed conditions and are current with State law. Dayton last completed a comprehensive update in 2007-2008. Development regulations to implement the 2008 Comprehensive Plan were adopted in 2013.

Since then the City has completed two "annual" updates for years 2014 and 2015. Both Comprehensive Plan (CP) and development regulation (DR) were adopted. In 2017, the City plans to amend the Historic Element of the CP and DR's associated with historic preservation; complete the Shorelines Master Program final adoption adding policies to the CP and DR's; and lastly consider adoption of "Complete Streets" policy and/or codes.

The Periodic Comprehensive Plan and development regulations review and update is a substantial project which typically takes about two years to complete (with substantial outside consultant support). The Dayton work program for the review and update will primarily rely on City staff and the staff support of state and local governmental agencies. However, it is recognized that there is a need for technical and legal support to fully address the requirements under GMA, analyze the city's capital facilities and transportation system. The city will be seeking grants to cover these costs so to complete this effort by June 2019.

The work program defines the scope for the 2019 CP and DR Update. The majority of changes to the plan are general in nature unless otherwise noted herein, such as changed conditions to the population mix, economic conditions, recognition of planning efforts of other public agency and changes needed to meet statutory requirements of the Growth Management Act (GMA). Staff reviewed and considered the GMA Update Checklists provided by the Washington State Department of Commerce during the development of this work program.

This work program was reviewed by both the Dayton Planning Commission and the City Council's Planning Committee, as well as, other stakeholders during the Spring and Fall of 2016. Final implementation of the work program will be the City Council adoption of the 2019 CP and DR Update. Adoption is targeted for the Winter of 2019.

**OVERVIEW of WORK PROGRAM SCHEDULE
2019 Comprehensive Plan (CP) and Development Regulations (DR)**

Winter = W Spring = SP Summer = SU Fall = F

	2016	2017			2018			2019	
TIMEFRAME	F	W-SP	SP-SU	F	W	SP-SU	F	W - SP	
Public Engagement		WS	Draft	WS / CMT	Review	Testimony	Testimony		
CP ELEMENT UPDATE									
Land Use		WS	Data/Draft	WS / CMT	SEPA	DPC-PH	CC-PH	CP 2019 CITY COUNCIL ADOPTION	
Housing		WS	Data/Draft	WS / CMT	SEPA	DPC-PH	CC-PH		
Economic Development		WS	Data/Draft	WS / CMT	SEPA	DPC-PH	CC-PH		
Capital Facilities		WS	Data/Draft	WS / CMT	SEPA	DPC- PH	CC-PH		
Transportation		WS	Data/Draft	WS / CMT	SEPA	DPC- PH	CC-PH		
Utilities		WS	Data/Draft	WS / CMT	SEPA	DPC- PH	CC-PH		
Parks		WS	Data/Draft	WS / CMT	SEPA	DPC-PH	CC-PH		
<i>Consistency w/Other Agency Plans</i>									
Historic	WS CMT	DPC-PH & CA							
Shorelines		CA							
DR UPDATE									
	2015-16	2017			2018			2019	
		W	W	SP-F	W	SP - SU	F	W	SP - F
Public Engagement		Testimony			WS	DRAFT	Review	Testimony	
Zoning, Development Standards & Other DR's					WS	Data Draft	SEPA	DPC PH	CC-PH & CA
Historic DR's	WS CMT	DPC-PH & CA							
Shorelines	WS CMT		CA						

LEGEND

- C = City Council
- CA = City Council Adoption (Final Ord.)
- CMT = Comment
- Data = Data Collection
- DPC = Dayton Planning Commission
- Draft = Draft Comprehensive Plan Element
- PH = Public Hearing
- SEPA = State Environmental Policy Act Threshold Determination
- WS = Workshops

CALENDAR

W Winter Jan. – March
 SP Spring April – June
 SU Summer July – Sept.
 F Fall Oct. – Dec.

PUBLIC ENGAGEMENT SYNOPSIS

Public engagement includes:

- “Community Conversation” meetings with the Walla Walla Community Council during the Summer and Fall of 2016
- Visioning meetings on CP Elements/topics during the Winter/Spring 2017.
- Workshops with public, community groups, agencies, Dayton Planning Commission and City Council Members participating Winter & Spring 2017
- Public participation and notice provisions implemented per DMC Chapter 10.09.
- Planning Commission and City Council review of amendments to CP and DR’s with input by focus groups
- Planning Commission public hearings – oral and written testimony by public and agencies
- Council Public Hearings - oral and written testimony by public and agencies
- Council adopts ordinance(s) to finalize CP & DR’s by June 30, 2019

COMPREHENSIVE PLAN 2019 UPDATE

LAND USE ELEMENT

Staff Lead: Karen Scharer, Planning Director

Policy Lead: City Council

Support: Dayton City Council Planning Committee

Support: Dayton Planning Commission

Data Advisors: Brad Masters, and Port of Columbia; and Kim Lyonnais, Columbia Co. Planning Dept.

Consultant: None

Previous Updates: 2008, and update of land use maps with GIS tools in the 2014 and 2015 CP.

REVIEW / UPDATE

- Update Goal statements
- Revise planning period to 2019 – 2039
- Update discussion of GMA goals, including references to new Shoreline Master Program, subarea plans which are to be adopted in 2016
- Update discussion of how County-Wide Planning Policies directs the need for plan revisions
- Update Dayton Community Profile
- Update Dayton land distribution information currently dated 2007
- Update the Dayton Future Land Use Map including to reflect needs for revised and new mix land uses; and, lands useful for public purposes
- Add goals & policies to address health issues and promote physical activity
- Add goal and supporting policies that addresses Sustainable development patterns and supporting infrastructure
- Update Dayton's and UGA 20-Year Population Forecasts
- Develop - Existing Land Use and Existing Residential Density Charts; Commercial/Industrial Vacant Land Supply Analysis; Net Buildable Industrial Land Table
- Address with County the desire vs. need for an airport as listed in CP 2008 Community Objective # 7
- Update inventory and projected needs for public buildings, facilities and services over the 20-year planning period for public agencies
- Review of drainage, flooding, and stormwater run-off and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state
- Update other information as appropriate

HOUSING ELEMENT

Staff Lead: Karen Scharer, Planning Director

Policy Lead: City Council

Support: Dayton City Council Planning Committee

Support: Dayton Planning Commission

Consultant: None

Primary Data Advisors: Brad Masters, Port of Columbia; and Kim Lyonnais, Columbia County;

Previous Update: 2008

REVIEW / UPDATE

- Update discussion of GMA goals as needed, including references to new Shoreline Master Program, and water system plan which will be adopted by the City in 2016
- Update discussion of how County-Wide Planning Policies directs the need for plan revisions'
- Update housing patterns, trends and projections to 2039
- Update information on Federal, State and local financing programs
- Update housing services provided by public and private service agencies
- Update information on Housing Needs Gap
- Update housing goals and policies to address applicable goals and policies for sustainable development
- Address Cottage Housing alt. as an affordable housing strategy
- Address availability of land suitable for "temporary" housing and/or recreational vehicle park availability for an "extended" time period
- Senior transitional housing and aging in place
- Consider policies to support rental/residential inspections programs
- Update regulatory barrier assessment, City-wide housing needs, and existing and future housing needs to year 2039

ECONOMIC DEVELOPMENT ELEMENT

Staff Lead: Karen Scharer, Planning Director*

Policy Lead: City Council

Support: Dayton City Council Planning Committee

Support: Dayton Planning Commission

Consultant: None

Outside Agency Data & Policy: Brad Masters Economic Coordinator, SWEDA and Columbia Co. ADO*
Jennie Dickinson, Manager, Port of Columbia;

Previous Update: 2008 with minor amendments in 2015

REVIEW / UPDATE

- Update economic development element for consistency with regional economic plans, and county wide policies, as needed.
- Update summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate;
- Update summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use.
- Update policies, programs, and projects, as needed, to foster economic growth and development and to address future needs.
- Address needs for adequate zoning for industrial and commercial zoning.
See RCW 36.70A.070(7)

** Shared Lead*

CAPITAL FACILITIES ELEMENT

Lead: Craig George, Mayor

Support: Trina Cole, City Clerk - Treasurer

Support: Jim Costello, Public Works Director

Support: Karen Scharer (for Other Agencies)

Policy Lead: City Council

Support: Dayton Planning Committee and Finance Committee

Support: Dayton Planning Commission

Primary Data Advisors: Anderson Perry, Inc, and Palouse RTPO

Consultant: TBD -as needed.

Previous Update: 2008, with a minor amendment completed in 2015 primarily City Facilities.

REVIEW / UPDATE

- Update Inventory(s) of capital facilities
- Update Capital Improvement Six Year Plan construction¹ projects; identify funding sources and reassess Land Use Plan if funding shortfall.
- Update Capital Improvement Long Range 20 Year Plan
- Identify need and location of expanded or new capital facilities.
- Identification of public facilities on which money is to be spent (water and wastewater)

TRANSPORTATION ELEMENT

Lead: Craig George, Mayor

Support: Trina Cole, City Clerk - Treasurer

Support: Jim Costello, Public Works Director

Support: Karen Scharer (for Other Agencies)

Policy Lead: City Council -

Support: Dayton City Council Transportation Committee and Planning Committee

Support: Dayton Planning Commission

Consultant: Anderson Perry, Inc. City Engineer (Data Advisor)

Agency Advisor: Data & Policy- Mr. Shaun Darveshi, Palouse Regional Transportation Planning Organization (PRTPO), Per RCW 47.80.023

Support: Dayton Planning Commission

Consultant: TBD -as needed.

Previous Update: 2008

REVIEW / UPDATE

- Update to goals and policies (Complete Street related policy/code update in 2017)
- Update existing conditions and operations currently dated 2007 to reflect new improvements and needs
- Forecast of traffic for at least 10 years, local and state
- Forecast Rail needs (Port)
- Update pedestrian and bicycle component and include map
- Identify any planned TDM strategies
- analysis of future funding capability
- Update planned improvements and future operations to 2039 (*costs not included*)
- Update multiyear financing plan based on needs identified in the comprehensive plan
- Provide gap analysis and address funding shortfalls, funding alternatives, impact to land use plan (6 yr.)

- Describe intergovernmental coordination efforts Columbia Co., Port of Col., Blue Mountain Regional Trail Org., WSDOT & PRTPO

UTILITIES ELEMENT

Staff Lead: Karen Scharer, Planning Director

Support: Jim Costello, Public Works Director

Policy Lead: City Council

Support: City Council Emergency Management Committee

Support: Dayton Planning Commission

Primary Data Advisors: Pacific Power, REA, Internet and other telecom providers

Consultant: None

Previous Update: 2008 with minor updates to background information in 2015.

REVIEW / UPDATE

- Update discussion of GMA goals, if needed
- Update general location, proposed location and capacity for gas, electric, cable TV and telecommunications to year 2039
- Add new section(s) to address new technologies
- Update overall utility policies as appropriate
- Incorporate provisions regarding Essential Facilities, as needed
- Update/reassess Land Use Element, as needed

PARK, RECREATION AND OPEN SPACE ELEMENT

Staff Lead: Karen Scharer, Planning Director

Policy Lead: City Council

Support: Trina Cole, City Clerk - Treasurer

Support: Jim Costello, Public Works Director

Support: Dayton Parks Board

Support: Dayton Planning Commission

Consultant: No

Previous Update: 2014 with Cooperative Master Recreational Plan

REVIEW / UPDATE

- Update to program and plan elements based on community conversation survey and changed conditions
- Update GIS mapping of parks and trails
- Update to financing strategies including review of user & impact fees

SHORELINES ELEMENT

Staff Lead: Karen Scharer, Planning Director
Policy Lead: City Council
Support: Dayton Planning Committee
Support: Dayton Planning Commission
Consultant: URS /AECOM

Previous Update: 1975, Current update under State review, final adoption 2017

UPDATE

- New Shoreline Master Program – No Net Loss

HISTORIC ELEMENT

Staff Lead: Karen Scharer, Planning Director
Policy Lead: City Council
Support: Dayton Planning Committee
Support: Dayton Planning Commission
Support – Dayton Historic Preservation Commission
Agency Support Kim Gant, DAPH and Chris Moore, WTHP
Consultant: No

Previous Update: 2008 and 2015 w/Downtown Dayton Historic District Design Guidelines & Subarea Plan

REVIEW / UPDATE

- Address balancing historic preservation and property rights
- Add policies and update goals and objectives to support update of City codes and processes
- Develop consistencies between City goals, policies, objectives, and codes for preservation

CONSISTENCY – CWP, REGIONAL PLANS & ELEMENTS

Staff Lead: Karen Scharer, Planning Director & others noted above
Policy Lead: City Council
Support: Dayton Planning Committee
Support: Dayton Planning Commission
Support: Others noted above
Consultant: See above
Agency Advisors: See above

Previous Update: 2008, with minor updates considered annually

REVIEW / UPDATE

- Planning Period: 2019 - 2039
- Update description of the Urban Growth Boundary and designate future use.
- Update discussion of GMA goals, including references to new Shoreline Master Program, subarea plans
- Update discussion of County-Wide Planning Policies to incorporate recent revisions
- Update land supply analysis, Dayton and UGA 20-Year Population Forecasts, buildable land and dwelling unit estimate at buildout

DEVELOPMENT REGULATIONS

Staff Lead: Karen Scharer

Policy Lead: City Council, Council Committees or others as appropriate

Consultant Agency Advisors: As noted above for policy

Previous Updates Since the 2008 CP adoption, regulations have been updated in 2013, 2014 and 2015. The amendments listed below are needed to address changes in State law, and implement current and proposed policy.

REVIEW / UPDATE

Historic Pres.

- Reduce review time of COAs & STVs, while maintaining compliance with the Open Public Meetings Act.
- Adopt Historic Preservation Code amendments consistent with Comprehensive Plan.
- Add Historic Preservation incentives as appropriate.

Shorelines - No net loss.

Zoning and other – Implement Comp Plan Policies and Objectives as determined through update process

Housing Alternatives – Implement housing alternatives with options such as: cluster housing, flexible lot standards, cottage housing, or planned unit development (potential zoning amendments).

PRIMARY STAKEHOLDER PARTICIPATION

Legend - Visioning = V Goals, Policy, & Objectives = GPO

	Land Use	Housing	Capital Facilities	Utilities	Transportation	Econ Development	Park	Shoreline	Historic
Community Council	V	V	V	V	V	V	V		
City Council	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO
Planning Commission	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO
Historic Pres.									V & GPO
Council Committee Focus									
Public Safety									
Public Works			ALT		V & GPO		ALT		
Finance			V & GPO		ALT				
Parks & Grounds							V & GPO		
Planning/Econ	V & GPO	V & GPO				V & GPO		98% complete	V & GPO
Personnel									
Emergency Management				V & GPO					
Mayor and Staff									
Craig George Mayor	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO
Karen Scharer Planning	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO
Trina Cole, City Clerk & Finance			V & GPO		V & GPO		V & GPO		
Jim Costello Public Works			V & GPO	V & GPO	V & GPO		V & GPO		

Visioning = V Goals, Policy, & Objectives = GPO	Land Use	Housing	Capital Facilities	Utilities	Transportation	Econ Development	Park	Shoreline	Historic
Consultants/Agencies/Community Groups									
Anderson Perry & Assoc., Inc. Howard Boggs or other			GPO		GPO				
Brad McMasters, Econ. Devel., SWEDA – CEDS & Fed/ADO/Col. Co.	GPO	GPO				V & GPO			
Martha L - Health Dept.	V & GPO		V & GPO						
Fire Dept			V & GPO						
Dayton Schools			V & GPO						
Col. County - PL.	V & GPO	V & GPO	GPO		V & GPO				
Hospital	GPO		V & GPO						
Jennie D – Port of Col.	GPO		V & GPO			V & GPO			
Library District	GPO		V & GPO						
Dayton Development	V & GPO					GPO			GPO
Andrew Holt – Main St/Chamber	GPO					GPO			
Columbia Cares	GPO								
Dayton Depot Hist. Society									GPO
Blue Mountain Heritage									GPO

Dayton Comprehensive Planning 2019 PUBLIC PARTICIPATION PROGRAM

Dayton Planning Commission Recommendation of 12/12/2016

A. PURPOSE AND MISSION:

Public participation is an essential part of the City of Dayton's planning process. This public participation program provides the framework for public input on the review, amendment, and ultimate update of the city's comprehensive plan.

In designing this public participation program, the City of Dayton attempts to involve the broadest cross-section of the community, particularly encouraging both groups and individuals not previously involved in planning. Early, continuous, effective public participation will result in a comprehensive plan that assures the community's desired future, while meeting the mandates of the Washington State's Growth Management Act (GMA).

B. REQUIREMENTS OF THE ACT

GMA requires that the City of Dayton establish procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations. The procedures described below for the City of Dayton Update Process will achieve the following:

1. Early and continuous participation

From the onset of the process, including the creation of the participation program, the Planning Commission and city staff will ensure expansive and effective public involvement by using methods that include surveys, information bulletins, and distribution lists for all interested parties to receive regular notices, meeting advertisements, and updates. The public will be well advised of the opportunities for involvement and particularly encouraged to participate in the drafting and review of the proposed updates to the Comprehensive Plan.

2. Communication and information programs

City staff will use all available means to encourage participation at all levels, through outreach and educational efforts, including presence at public events, appearances at social group meetings, webpage with timely updates for 2019 Comp Plan Update project,

A bulletin-type publication will be posted, and updated regularly, at key locations in the City. This bulletin is designed to describe the Comprehensive Plan and the update process, outline opportunities for public involvement, and provide contact information, including the web site, and email, address for public inquiry and comment. Detailed information and progress reports will be available for local organizations and media outlets, such as local newsletters and news articles. Additionally, social media links *may* be used.

City link to project webpage:

www.daytonwa.com/inside-city-hall/departments/planning-department/long-range-planning/comprehensive-plan-draft-updates

3. Public meetings with adequate notice

All public meetings concerning the Comprehensive Plan will be advertised. Formal public notices will be posted and published in consistent locations.

- Dayton City Hall, 111 S. 1st Street, Dayton
- Dayton Memorial Library, 111 S. 3rd Street, Dayton
- Dayton Mercantile, 516 West Main Street, Dayton

Notice in the city official newspaper will be published at key times for public involvement. Interested parties will be further notified through an email notice distribution list, providing process updates and meeting details.

4. Provisions for open discussion

Open discussion will result from a fair and open process, with various opportunities for public input. Public workshops will be advertised and made accessible to the broadest audience possible. Discussion will be ensured and encouraged by holding workshops, welcoming stakeholders to review drafts, holding public hearings prior to adoption of amendments, and well-noticed public comment periods.

5. Opportunity for written comments

Written comments will be accepted and encouraged at all venues and in various forms, including email messages. Notice of public comments periods will encourage written comments and provide contact information, especially on draft comprehensive plan updates. Comments should be addressed to the City of Dayton Planning Dept., 111 S. 1st Street, Dayton, Washington 99328; PH 509-540-6747; or E-mail kscharer@daytonwa.com.

Planning staff will encourage public comments be in writing so they can be forwarded to the DPC and be officially recognized, and/or to the City Council for recognition. Comments will be posted on the project webpage for easy access by the DPC and City Council.

6. Consideration and “fair response” to public comments

All written comments on draft proposals and alternatives will be accepted and brought to the attention of the Dayton Planning Commission for their consideration. Written comments will also be kept on file for public review.

City Planning Staff will acknowledge the receipt of written comments by sending a reply when comments include a mailing or email address. Those commenting via email will receive notification of following opportunities for involvement.

7. Broad dissemination of proposals and alternatives

Draft proposals and alternatives will be broadly disseminated to the community. A bulletin-type publication, posted at the locations below to provide general information about the process, will direct the public to the project webpage and city hall for reviewing the materials.

- Dayton City Hall, 111 S. 1st Street, Dayton
- Dayton Memorial Library, 111 S. 3rd Street, Dayton
- Dayton Mercantile, 516 West Main Street, Dayton

C. PROGRAM POLICIES AND PROCEDURES:

Throughout the Comprehensive Plan update process, the City of Dayton will maximize citizen involvement opportunities and maintain compliance with DMC Title 10 provisions regarding notice and comment periods. However, this participation program specifically details the comprehensive update process, striving for city-wide participation as opposed to the previous annual comprehensive amendment process which tends to focus on isolated issues or properties. Efforts will continue to make the process open and accessible to all concerned parties and to make related materials and presentations easily understood by the citizens of Dayton.

1. STAGES of the COMPREHENSIVE UPDATE PROCESS:

a. **Visioning Stage: Review of the Comprehensive Vision and Goals**

Public participation efforts begin with a visioning process in which the public is invited to participate to broadly define the desired community future. Workshops will be held preferably at City Hall or other venues to encourage attendance.

Broad community discussions have already started through the “Community Conversations” held in May and August 2016 by the Walla Walla Community Council, www.wwCommunityCouncil.org and Pomegranate Center, www.Pomegranate.org. These two organizations have provided Dayton with a jump start in the City visioning process by the community conversations determining the top priorities on the regional level and other important topics identified more locally.

From there, a review of the existing Comprehensive Plan’s vision, goals, policies, and implementation strategies will be completed to determine how best to revise the current plan. Additionally, within the discussion on the community’s vision and implementation strategies, Columbia County-wide planning policies and Washington State mandates will be examined. As the foundation for the update, the visioning results will be presented to both the Planning Commission and the City Council for further feedback and recommendations.

b. **Drafting Stage: Update Drafts to Support Revised Goals and Visions**

The actual development of the concepts for the update will be through open-membership, community-based and technical-based focus groups. Members of the City Council and Planning Commission will be included in these forums.

Draft updates will be reviewed during a comment period. Documents will be distributed to the community and to various stakeholders and agencies. Workshop/discussion groups will be held for additional policy and objective evaluation.

Finally, the Planning Commission and the City Council Committees will co-host public workshop(s) on the draft update before staff finalizes the update for formal public hearings.

c. Adopting Stage: Proposed Updates for a Comprehensive Revision

The Comprehensive Plan Update will be conducted through public, noticed hearings at which community members and interested parties will be encouraged to participate. Public Hearings will be held by the Planning Commission with notices and written comment periods. At hearings, all persons desiring to speak will be allowed to do so, consistent with time constraints. Optionally, the City Council may also choose to hold public hearings before adoption.

2. ROLES in the COMPREHENSIVE UPDATE PROCESS:

- a. As outlined above, the Dayton Planning Commission and/or City Council Committee will hold workshops during the update process for the Comprehensive Plan. Following the City Council's final adoption of comprehensive plan updates and supplemental development regulations, the DPC will monitor implementation and compliance. The DPC will hold public meetings to provide information on how implementation is progressing and to receive public input on further changes that may be needed. When amendments are proposed for adoption, the same public hearing procedure should be followed as attended in the update adoption process. Public participation and comprehensive planning are iterative and continuous.
- b. Planning staff will provide frequent progress reports on the update to the DPC and the City Council, including verbal reports during regular meetings. Focus group work, each officially chaired by a Dayton Planning Commissioner, will be coordinated through staff, and presented as a whole to the public, the Planning Commission, and the City Council.
- c. Members of the Planning, Public Works, and the City Clerk's Office, and other agencies will provide technical assistance throughout the process, which may include attendance at neighborhood meetings, focus group meetings, and other opportunities.
- d. The City will support the review and participate in meetings for amendments to any County Wide Policies and UGA boundary amendments as may be proposed by Columbia County. Additionally, the City will support and participate in development of goals, policy, and objectives of special districts, and other area organizations when connected to the interests of the City of Dayton.

Appendix A

Interested Parties and Stakeholder Audience - Outreach Type

Key Stakeholder	Example	Outreach Examples
<p>Council Commissions</p>	<ul style="list-style-type: none"> • City Council • Planning Commission • Historic Preservation 	<ul style="list-style-type: none"> • Staff Briefings • Work Sessions (open to the public) Visioning & GPO • Commission briefings (open to public) • Public Meetings • Public Hearings
<p>Advisory Committees</p>	<ul style="list-style-type: none"> • Technical Advisory Committee • Citizen Advisory Committee • City Council Committees 	<ul style="list-style-type: none"> • Work Sessions (open to the public) Visioning & GPO • Committee Meetings (open to the public)
<p>General Public</p>	<ul style="list-style-type: none"> • Property owners • Other interested parties 	<ul style="list-style-type: none"> • Orientation Meetings • Focus Groups • Public Hearings • Website • Email Updates • City-Wide Mailing/ Utility Billings • Targeted Mailings • Newspaper Notices • Posters and Bulletin • Board Postings • City Gatherings/Festivals
<p>Specific Interest Groups</p>	<ul style="list-style-type: none"> • Port of Columbia • Historic Preservation • Dayton Development • Downtown Merchants • Chamber of Commerce • Columbia Coalition • Organized Sports Teams • Senior Citizens • Schools 	<ul style="list-style-type: none"> • Attend organization or interest group meetings • Meetings for specific topics • Targeted Mailings

Appendix B

GMA Laws and Rule References:

RCW 36.70A.020 GMA Goal 11: Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

RCW 36.70A.035 Public Participation Notice Provision

RCW 36.70A.140 Comprehensive Plans, Ensure Public Participation

RCW 36.70A.020 - Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to

support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

[2002 c 154 § 1; 1990 1st ex.s. c 17 § 2.]

NOTES: For a 14th goal: See RCW 36.70A.480.

36.70A.035 Public participation—Notice provisions.

(1) The public participation requirements of this chapter shall include notice procedures that are reasonably calculated to provide notice to property owners and other affected and interested individuals, tribes, government agencies, businesses, school districts, group A public water systems required to develop water system plans consistent with state board of health rules adopted under RCW 43.20.050, and organizations of proposed amendments to comprehensive plans and development regulation. Examples of reasonable notice provisions include:

- (a) Posting the property for site-specific proposals;
- (b) Publishing notice in a newspaper of general circulation in the county, city, or general area where the proposal is located or that will be affected by the proposal;
- (c) Notifying public or private groups with known interest in a certain proposal or in the type of proposal being considered;
- (d) Placing notices in appropriate regional, neighborhood, ethnic, or trade journals; and
- (e) Publishing notice in agency newsletters or sending notice to agency mailing lists, including general lists or lists for specific proposals or subject areas.

(2)(a) Except as otherwise provided in (b) of this subsection, if the legislative body for a county or city chooses to consider a change to an amendment to a comprehensive plan or development regulation, and the change is proposed after the opportunity for review and comment has passed under the county's or city's procedures, an opportunity for review and comment on the proposed change shall be provided before the local legislative body votes on the proposed change.

(b) An additional opportunity for public review and comment is not required under (a) of this subsection if:

- (i) An environmental impact statement has been prepared under chapter 43.21C RCW for the pending resolution or ordinance and the proposed change is within the range of alternatives considered in the environmental impact statement;
- (ii) The proposed change is within the scope of the alternatives available for public comment;
- (iii) The proposed change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of a proposed ordinance or resolution without changing its effect;
- (iv) The proposed change is to a resolution or ordinance making a capital budget decision as provided in RCW 36.70A.120; or
- (v) The proposed change is to a resolution or ordinance enacting a moratorium or interim control adopted under RCW 36.70A.390.

(3) This section is prospective in effect and does not apply to a comprehensive plan, development regulation, or amendment adopted before July 27, 1997. 015 c 25 § 1; 1999 c 315 § 708; 1997 c 429 § 9.]

RCW 36.70A.140 Comprehensive plans—Ensure public participation.

Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments. In enacting legislation in response to the board's decision pursuant to RCW 36.70A.300 declaring part or all of a comprehensive plan or development regulation invalid, the county or city shall provide for public participation that is appropriate and effective under the circumstances presented by the board's order. Errors in exact compliance with the established program and procedures shall not render the comprehensive land use plan or development regulations invalid if the spirit of the program and procedures is observed.

[1995 c 347 § 107; 1990 1st ex.s. c 17 § 14.]