## NOTICE OF PUBLIC HEARING Variance 2023-01

The City of Dayton hereby gives notice that a hearing has been scheduled for Variance VAR2023-01: Grendahl Girls, LLC on February 22, 2023 at 3 p.m. via Zoom at:

Direct Link: https://us02web.zoom.us/j/84960636686?pwd=RERVUHdDNGdBa29WM29tV2l3VVJudz09

Phone: 1-253-215-8782, Meeting ID: 849 6063 6686, Passcode: 137273

Approval requires notice, a public hearing, and final decision by the City hearing examiner, with appeals to the Planning Commission. This Notice will be published in the newspaper of record and distributed to surrounding property owners.

PROJECT LOCATION: 262 E. Main St., Dayton WA 99328

**PROJECT DESCRIPTION:** A request to approve a variance from the 25-foot minimum lot width requirement. The existing building is partitioned into two separate commercial spaces, one of which is 22 feet wide. The variance will allow for future subdivision along the existing interior building walls.

APPLICANT: Grendahl Girls, LLC, PO Box 1055, Soap Lake, WA 98851

**COMPLETE APPLICATION SUBMITTED:** December 27, 2022

**SEPA:** The City has determined that this project is Categorically Exempt from SEPA review per WAC Chapter 197-11-800(6) minor land use decisions.

**CITY RESPONSIBLE OFFICIAL**: Dena Martin, Planning Manager, dena\_martin@co.columbia.wa.us, 509-382-4676

**COMMENTS:** The application materials may be viewed online at <a href="https://www.daytonwa.com/inside-city-hall/departments/city-clerk/public-notices">https://www.daytonwa.com/inside-city-hall/departments/city-clerk/public-notices</a> and are available for viewing during normal business hours at the County Planning and Building Department, located at 114 South 2nd Street, Dayton, Washington 99328. Comments and requests to be a party of record may be submitted in writing through 4 p.m. on February 21, 2023. Testimony will also be taken during the public hearing.



# City of Dayton Planning and Community Development

111 S. 1<sup>st</sup> St., Dayton, WA 99328 509-382-2361

## **Application for a Variance**

#### **Introduction:**

A variance is a change to the adopted regulations to accommodate unusual or unique conditions peculiar to a specific property. A variance may only be used for changes in height, areas and size of lots, structure or size of yards, and open spaces. A variance cannot be used for changes in land use, increases in density, or changes to previous conditions established by a conditional use permit.

There are two types of variances applications and proceedings.

Type III Variances (zoning code, sign code, shoreline, and critical area ordinance variances)
Recommendation by – Director of Planning & Community Development
Final decision by – Hearing Examiner

Type II Variances (minor (10%)) zoning and critical area ordinance variances)
Final decision by – Director of Planning & Community Development

If you are unsure of what type of variance you are applying for, you are encouraged to schedule a pre-application meeting with the Department of Planning and Community Development prior to application submitted.

#### Additional information

- 1. Administration of development regulations
- 2. Zoning and sign code variances
- 3. Shoreline variances
- 4. Critical areas ordinance variances

Applicant/Agent Information:					
		Gren	dahl Girls, LLC		
Mailing Address:		РОВ	Sox 1055, Soap Lake, WA 98851		
Email Address:		terrimarie.c.grendahl@gmail.com			
Геlephone No.:		206-595-7929			
Property Owner(s) Information:					
Name of P.O.:		Grendahl Girls, LLC			
Mailing Address:		PO Box 1055, Soap Lake, WA 98851			
Email Address:		terrimarie.c.grendahl@gmail.com			
Telephone No.:		206-595-7929			
-	ty Information	:			
Address of property for proposed variance:					
	262 E Main St				
2.	2. Tax Parcel Number: 1050190060000		1050190060000		
3.			roperty: Lot 6, Block 19, Town of Dayton		
4.			7,200 sq ft		
5.	•		Commercial/CC		
6.					
	and wildlife habitat, or critical aquifer recharge) on site.				
	None.				

### **General Information**

- 1. What type of Variance are you applying for? (Select one that applies)
  - x Zoning or sign code variance

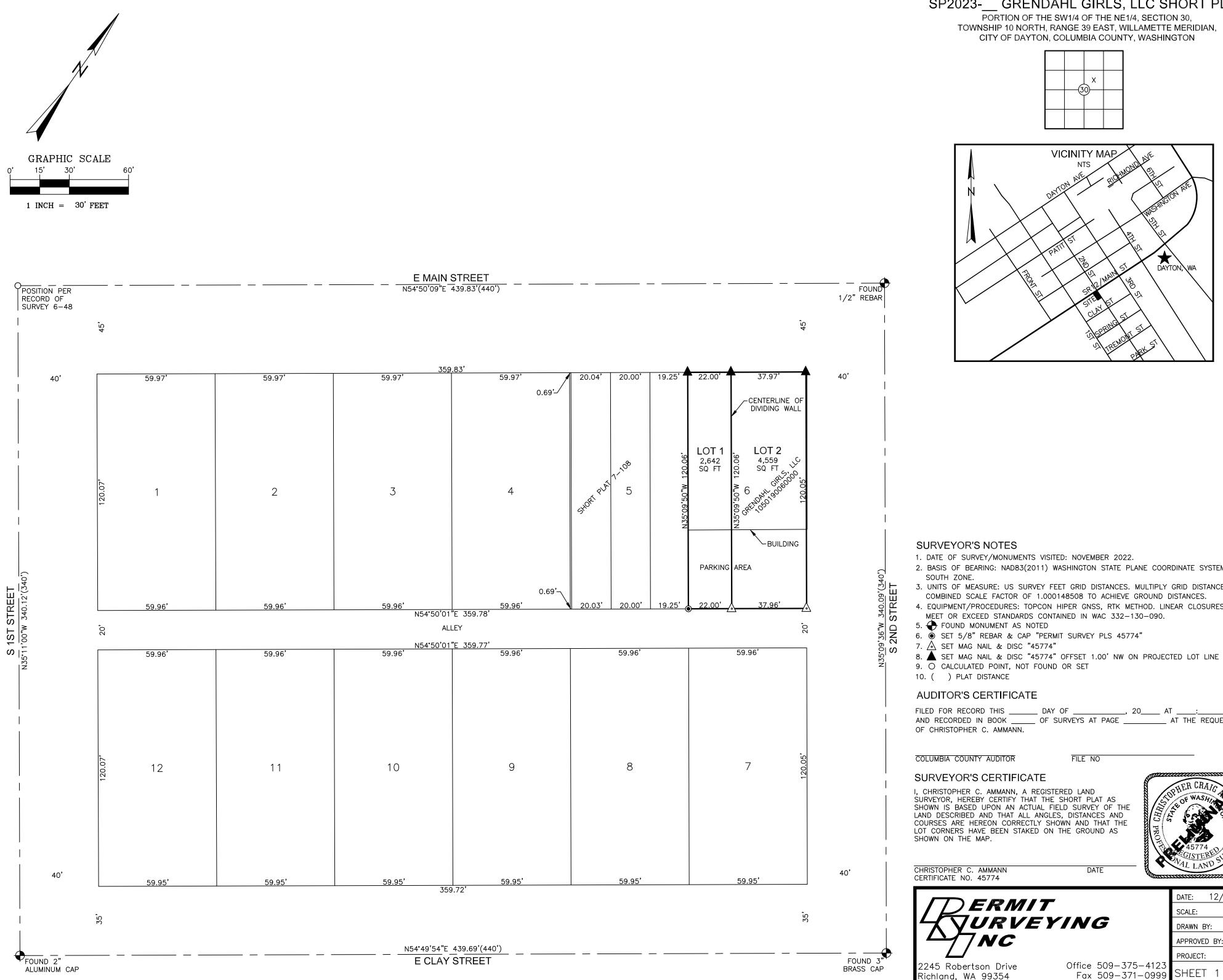
Shoreline variance

Critical area ordinance variance

Other variance

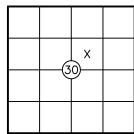
2.	Are you applying for an administrative or a standard variance?  Administrative					
Conditions for granting a variance (attach additional pages if necessary):						
1.	Due to geography, topography or other similar condition, a strict application of the					
	requirements of this title would deprives the applicant of rights and privileges enjoyed					
	by other properties in the same zone:					
	The requested variance is for the minimum lot width of 25'. The existing building on the property is partitioned into 2 separate commercial spaces one of which is 22'. Adjoining properties have been granted a variance for the minimum lot width down to 19.25'.					
2.	Due to physical conditions, the development of the lot in strict conformity with the					
	provisions of this title will not allow for reasonable use by the property owner:					
	To move the interior wall that partitions the 2 commercial spaces, it would take substantial reconstruction that may be hindered by unforeseen structural complications.					
3.	The variance, if granted, will not alter the character of the neighborhood, or be detrimental to surrounding properties in which the lot is located:					
	The variance, if granted, would be harmonious with the character of the neighborhood and not be detrimental to surrounding properties.					
4.	The variance requested will not permit a condition which is materially detrimental to					
	the public welfare, nor injurious to other properties or improvements in the vicinity of					
	the subject property:					
	No. The variance requested will not permit a condition which is materially detrimental to the public welfare, nor injurious to other properties or improvements in the vicinity of the subject property. The conditions for the variance has existed prior to ownership by the applicant/property owner.					

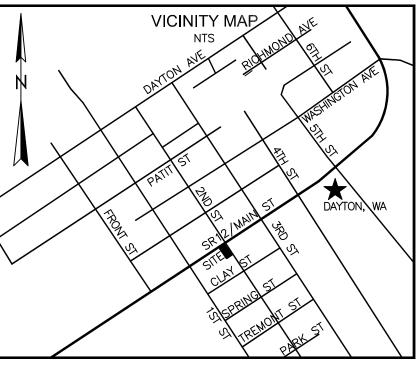
	No, the variance is not required due to conditions created by the actions of the applicant,				
	property owner or their agents. The conditions for the variance existed prior to ownership of the applicant/property owner.				
6.	Will the granting of this variance provide a special privilege? Please explain.				
	No. The requested variance has been granted for adjoining properties.				
	ion the property is partitioned into 2 separate commercial spaces one of what 22!. Adjoining properties have been granted a variance for the minimum lot exidth down to 19.25!.				
7.	Will this variance enable an increase in the number of dwelling units permitted by the zoning district?  No anwo vnegong entry agus els anoses and wolls and we state to be zonic vong				
8.	Will the variance allow for a land use that is not permitted under the zoning district in which the property is located?				
	No				
we, to cura e processor pr	cation the undersigned applicant(s), understand that this application must be complete and the and that all the required attachments must be submitted before this application may be seed. I further understand that the Department of Planning & Community Development quire and ask for additional information. I hereby swear under penalty of perjury that the responses are made truthfully and to the best of my knowledge.				
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# SP2023-\_\_ GRENDAHL GIRLS, LLC SHORT PLAT

PORTION OF THE SW1/4 OF THE NE1/4, SECTION 30, TOWNSHIP 10 NORTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, CITY OF DAYTON, COLUMBIA COUNTY, WASHINGTON





- 1. DATE OF SURVEY/MONUMENTS VISITED: NOVEMBER 2022.
- 2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM,
- 3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000148508 TO ACHIEVE GROUND DISTANCES.
- 4. EQUIPMENT/PROCEDURES: TOPCON HIPER GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- 6. © SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
- 7. 🛆 SET MAG NAIL & DISC "45774"
- 9. O CALCULATED POINT, NOT FOUND OR SET

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_: \_\_\_M.,
AND RECORDED IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_ AT THE REQUEST

FILE NO

I, CHRISTOPHER C. AMMANN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS

DATE





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fice Fax	509-375-4123 509-371-0999	•

	DATE: 12/2	22/22
	SCALE: 1	"=30 <b>'</b>
	DRAWN BY:	CCA
	APPROVED BY:	CCA
	PROJECT: 2	22106
3	SHEET 1	OF 2

# SP2023-\_\_ GRENDAHL GIRLS, LLC SHORT PLAT

PORTION OF THE SW1/4 OF THE NE1/4, SECTION 30, TOWNSHIP 10 NORTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, CITY OF DAYTON, COLUMBIA COUNTY, WASHINGTON

DESCRIPTION	APPROVALS		
LOT 6, BLOCK 19, ORIGINAL TOWN OF THE CITY OF DAYTON ACCORDING THE OFFICIAL PLAT THEREOF ON FILE IN THE COLUMBIA COUNTY AUDITOR'S OFFICE.	APPROVED IN ACCORDANCE WITH THE CITY OF DAYTON MUNICIPAL CODE CHAPTER 19-06.		
	<u>CITY_ENGINEER</u>		
OWNER'S DECLARATION  KNOW BY ALL MEN PRESENT THAT I, TERRI-MARIE C. GRENDAHL, AUTHORIZED REPRESENTATIVE OF GRENDAHL  GIRLS, LLC, TO HEREBY ACKNOWLEDGE I HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBJIVIDED AS	NO EXCEPTIONS PROVIDED CONDITIONS NOTED ARE MET.		
SHOWN ON THE ACCOMPANYING PLAT AND DO HEREBY WAIVE FOR MY SUCCESSORS AND ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AGENCY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY WITHIN THIS SHORT PLAT.	CITY OF DAYTON MAYOR		
TERRI-MARIE C. GRENDAHL, MANAGING MEMBER  DATE	THE CITY OF DAYTON FINDS THIS FINAL SUBDIVISION TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PRELIMINARY SHORT PLAT MAP SP2023, APPROVED ON, 2023, AND APPROVES ITS RECORDING.		
ACKNOWLEDGMENT			
STATE OF ) COUNTY OF )	ZAC WEATHERFORD, MAYOR DATE		
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE, DO HEREBY CERTIFY THAT ON THIS DAY OF, 20, PERSONALLY	CITY OF DAYTON PALNNING DIRECTOR		
APPEARED BEFORE ME TERRI-MARIE C. GRENDAHL, TO ME KNOWN TO BE A MANAGING MEMBER OF GRENDAHL GIRLS, LLC, ACKNOWLEDGED THAT SHE IS AUTHORIZED BY GRENDAHL GIRLS, LLC TO EXECUTE THE WITHIN INSTRUMENT AND THAT SHE SIGNED AND SEALED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF GRENDAHL GIRLS, LLC FOR THE PURPOSES THEREIN MENTIONED.	THIS FINAL SUBDIVISION MAP IS IN COMPLIANCE WITH CITY OF DAYTON ZONING AND SUBDIVISION REGULATIONS AND THE DESIGN AND CONDITIONS OF APPROVAL OF PRELIMINARY SHORT PLAT SP2023 APPROVED ON, 2023.		
	DENA MARTIN, PLANNING MANAGER DATE		
NOTARY PUBLIC IN AND FOR THE STATE OF	COUNTY TREASURER		
MY COMMISSION EXPIRES:	THERE ARE NO OUTSTANDING TAXES, LIENS AND/OR PENALTIES OWED FOR THE PROPERTIES CONTAINED WITHIN THE AREA OF THIS MAP.		
	CARLA ROWE, COUNTY TREASURER DATE		
	COUNTY ASSESSOR		
	THIS SUBDIVISION HAS BEEN REVIEWED BY THE ASSESSORS OFFICE.		
	TAMMY KETTERMAN, COUNTY ASSESSOR DATE		

# SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. AMMANN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

PROPERTY OF WASHINGTON OF WASH

CHRISTOPHER C. AMMANN DATE CERTIFICATE NO. 45774



2245 Robertson Drive Office 509-375-4123 Richland, WA 99354 Fax 509-371-0999

DATE: 12/22/22

SCALE: NTS

DRAWN BY: CCA

APPROVED BY: CCA

PROJECT: 22106

23

SHEET 2 OF 2