

RESOLUTION NO. 1371

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAYTON, COLUMBIA COUNTY, WASHINGTON ADOPTING UPDATED COUNTYWIDE PLANNING POLICIES FOR COLUMBIA COUNTY, WASHINGTON**

**WHEREAS**, the City of Dayton, Washington operates under the guidelines of the Growth Management Act (RCW 36.70A) which requires the development and maintenance of a Comprehensive Plan; and,

**WHEREAS**, the Growth Management Act mandates that the as part of the Comprehensive Plan, Countywide Planning Policies must be adopted that demonstrate policy for all incorporated and unincorporated areas within the county (RCW 36.70A.210); and,

**WHEREAS**, the last update to the Countywide Planning Policies was done through Resolution 969, signed on July 12<sup>th</sup>, 1994; and,

**WHEREAS**, in March of 2018, the City of Dayton contracted with Columbia County to enter into a joint 2020 Comprehensive Plan Update with Columbia County acting as Lead Agency; and,

**WHEREAS**, the City of Dayton Planning Commission held a public hearing on September 18<sup>th</sup>, 2018 to take public testimony for or against proposed docket items for the 2020 Comprehensive Plan Update; and,

**WHEREAS**, a recommendation from the Dayton Planning Commission was forwarded to the Dayton City Council for acceptance of the final docket list, which included docket item #4: Updates to Countywide Planning Policies

**WHEREAS**, on October 10<sup>th</sup>, 2018, the City of Dayton motioned to accept certain docket items for the 2020 Comprehensive Plan Update; and,

**WHEREAS**, the accepted docket list included Docket #4: Updates to Countywide Planning Policies; and,

**WHEREAS**, the Planning Department utilized best available resources, and ensured full compliance with RCW 36.70A.210 to draft new Countywide Planning Policies; and,

**WHEREAS**, the Dayton Planning Commission held a public hearing on January 15<sup>th</sup>, 2019 to take testimony for or against the proposed Countywide Planning Policies; and,

**WHEREAS**, the Dayton Planning Commission recommends adoption of the Countywide Planning Policies as presented; and,

**WHEREAS**, the Town of Starbuck will adopt a resolution of support on February 12<sup>th</sup>, 2019; and,

**WHEREAS**, Columbia County will adopt the Countywide Planning Policies on February 19<sup>th</sup>, 2019, following the City of Dayton's and Town of Starbuck's adoption of resolutions of support.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAYTON, WASHINGTON, HEREBY RESOLVES THAT THE FOLLOWING COUNTYWIDE PLANNING POLICIES ARE OF THE BEST INTEREST OF THE COMMUNITY, AND ARE SUPPORTED BY THE CITY OF DAYTON:**

**Section 1: Policies to implement RCW 36.70A.110**

**Policy 1:**

Encourage development in urban areas where adequate public facilities exist or can be provided in a cost-efficient manner.

**Policy 2:**

Flexibility should be exercised in designating urban growth areas to encourage a variety of housing types, densities, and locations, especially for new fully contained communities and master planned resorts.

**Policy 3:**

Development in urban growth areas shall minimize its impacts on neighboring resource lands of long term commercial significance. Areas already characterized by urban growth are encouraged to meet minimum standards for public facilities and services.

**Policy 4:**

Maintain a permit review process for integrated and consolidated review

**Policy 5:**

Encourage the retention of open space and the development of recreational opportunities, conserve fish and wildlife habitat, and increase access to natural resource lands and water.

**Policy 6:**

Encourage the involvement of citizens in the planning process and ensure coordination between the communities and

jurisdictions to reconcile conflict.

**Policy 7:**

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

**Section 2: Policies for promotion of contiguous and orderly development and provision of urban services to such development**

**Policy 8:**

The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). The County, in consultation with Dayton and Starbuck, will review the OFM population projection ranges (Low, Medium and High) and allocation percentages whenever OFM publishes new GMA population projections.

**Policy 9:**

The locating of Urban Growth Areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity to meet projected populations at urban densities and service standards within Dayton and Starbuck, and urban densities for those portions of the County located within the urban growth areas.

**Policy 10:**

That Urban Growth Areas of Dayton and Starbuck shall be based upon official and accepted population projections for minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, for the following: community and essential public facilities, population projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply.

**Policy 11:**

That within Urban Growth Areas, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a capital improvement plan to be available within six years.

**Policy 12:**

That Dayton and Starbuck limit the extension of service

district boundaries and water and sewer infrastructure, to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plans.

**Policy 13:**

All policies within Dayton and Starbuck comprehensive plans shall be consistent with adopted countywide policies.

**Section 3: Policies for siting public capital facilities of a county-wide or state-wide nature**

**Policy 14:**

The process for evaluating the appropriate siting of public capital facilities of a county-or-state-side nature should include opportunities for the early and continuous participation of all county residents. Public capital facilities may locate outside or urban growth areas provided that the minimum county standards for sewer, water, fire, and public safety services are met.

**Section 4: Policies that consider the need for affordable housing**

**Policy 15:**

Land use plans and development regulations should encourage affordable housing opportunities for all citizens by providing for a variety of housing types and densities in the urban growth areas. Development regulations should also contain flexibility in addressing housing needs in rural areas by allowing housing development of abandoned homesites, planned unit developments and cluster developments. Cooperative efforts by the county, Starbuck and Dayton at providing public housing assistance programs, such as low income rentals and housing rehabilitation, are encouraged.

**Section 5: Policies for county-wide economic development and employment**

**Policy 16:**

Land use plans and development regulations should encourage county-wide economic development through the analysis of the appropriate utilization of Columbia County's natural resources and recreational opportunities. Economic development should also utilize opportunities in agriculture, agri-business, industrial, commercial, public schools, and tourism.

**Policy 17:**

An economic development element should be integrated into the comprehensive plan of each jurisdiction. The economic development element should establish goals and policies for each jurisdiction; actively promote employment opportunities for family-wage jobs; support the retention and expansion of businesses and industry in Columbia County; encourage the development of tourist-related businesses, including those that capitalize on area agriculture and other resources.

**Policy 18:**

Comprehensive Plans should foster and promote a natural environment that will contribute to economic growth and prosperity, and a business environment that offers diverse economic opportunities for businesses of all types and sizes in the region.

**Section 6: Policies addressing the fiscal impact of public facilities and services**

**Policy 19:**

When development activities create county-wide economic benefits, there should be a flexible approach to financing needed public facility improvements. This may include developing incentives programs, sharing costs between the County, cities and developer, and accessing federal and state grant and loan programs. Public facilities should be provided in a cost effective manner.

**Section 7: Policies for joint planning within urban growth areas**

**Policy 20:**

The Columbia County Planning Department should organize and facilitate a Leadership Workshop at least once a year to review, and amend if necessary, the county-wide planning policies and urban growth area designations. Attendees at this Leadership Workshop should, at a minimum, include the membership of: the Columbia County Commissioners, the County Planning Commission, the Starbuck Town Council, the Dayton City Council, and the Dayton Planning Commission. The Leadership Workshop shall at a minimum address the 20 year population projection for accuracy and the impact of the county-wide planning policies on orderly growth, urban growth areas, the siting of public facilities of a county-wide and state-wide nature, transportation facilities and strategies, affordable housing, economic development, fiscal impact, and joint county and city planning in urban growth areas.

**Section 8: Policies for county-wide transportation facilities and strategies**

**Policy 21:**

The goals and policies established by the Palouse Regional transportation Planning Organization's Transportation Policy Board should serve as a basis for transportation planning within the county and the development of federal, state, and local transportation improvements.

**PASSED** by the City Council of the City of Dayton, Washington on this 13<sup>th</sup> day of, February, 2019.

City of Dayton



By: Craig George, Mayor

Attest:



Trina Cole, City Clerk-Treasurer

Approved as to form:



Quinn Plant, City Attorney

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FOR COUNTY WIDE PLANNING POLICIES

WHEREAS: The Dayton Planning Commission, having held a public hearing on January 15<sup>th</sup>, 2019, and having fully considered the entire record and all public testimony, correspondence, Growth Management requirements and all those matters of record presented to the Planning Commission prior to and including the public hearing, recommends approval to the City of Dayton City Council.

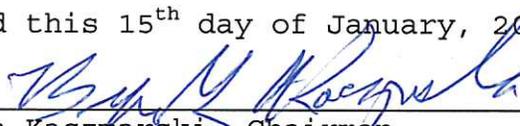
NOW: The City of Dayton Planning Commission recommends to the City Council its approval of the County Wide Planning Policies as supported by the following findings:

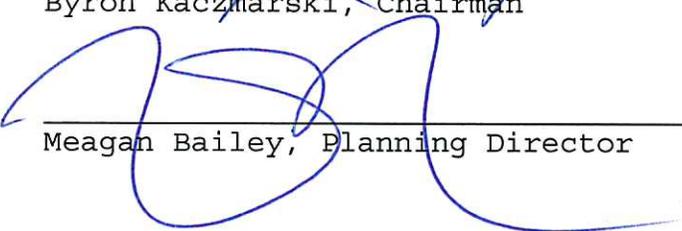
1. Public input was given and reviewed at the January 15<sup>th</sup>, 2019 public hearing; and
2. The Planning Commission feels the policies do comply with the purpose and intent of the Growth Management Act and does bring the County into compliance; and
3. It is unlikely that adopting the policies will have a disruptive effect on the stability and continuation of land use patterns on land in Columbia County; and
4. The policies do not unreasonably restrict or prevent use of land within Columbia County or the incorporated areas; and
5. The public interest will best be served by the policies; and
6. That a public hearing was held pursuant to proper notice and the Planning Commission considered all comments by the public provided in said hearing.

CONCLUSIONS

Based on the above Findings, and following review of the record, public testimony, and the recommendations of the Planning Director and after consideration of the City of Dayton Comprehensive Plan, consideration for the public health, safety and welfare of the citizens of Dayton, the Planning Commission recommends approval of the County Wide Planning Policies to the City Council of Dayton, Washington.

Dated this 15<sup>th</sup> day of January, 2019

  
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Byron Kaczmariski, Chairman

  
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Meagan Bailey, Planning Director



## ***Columbia County, WA Planning Staff Report Updates to Countywide Planning Policies***

*Countywide Planning Policies – 2020 Comprehensive Plan Update*

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To: Dayton City Council

For: Review, Support with Resolution

From: Columbia County Planning  
Director

Date: February 13<sup>th</sup>, 2019

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### **Proposal:**

Being a request to formally amend and update the Columbia County, Countywide Planning Policies to better reflect current goals, policies, and land use regulations of Columbia County, Washington.

### **Background:**

The attached Staff Report dated January 15<sup>th</sup>, 2019 and addressed to the City of Dayton Planning Commission is hereby referenced for the record.

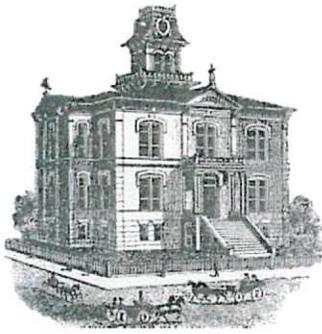
### **Findings of Fact:**

1. The proposed changes were generated by utilizing best available resources, researching other Countywide Planning Policies, and by working directly with the consultant for the 2020 Comprehensive Plan Amendment.
2. The recommended changes, while not required per RCW, are within full compliance with RCW 36.70A.210.
3. The City of Dayton attorney has reviewed the draft polices and offered his approval for them.
4. The process as outlined here is supported by the Department of Commerce.
5. Both the Town of Starbuck and Columbia County are in the process of reviewing and formally offering support for the draft policies.
6. The City of Dayton Planning Commission initially reviewed the Countywide Planning Policies on December 18<sup>th</sup>, 2018. As said meeting, a hearing was motioned to be scheduled to take testimony for or against the policies.
7. A hearing was scheduled for January 15<sup>th</sup>, 2019 at 6:35 pm.
8. The notice of hearing was advertised in the paper of record on December 29<sup>th</sup>, 2018—a total of 18 days prior to the hearing date.
9. The Dayton Planning Commission held the duly advertised public hearing as advertised, and received no public comment.
10. The Dayton Planning Commission motioned that the Dayton City Council adopt a Resolution formally supporting the Countywide Planning Policies.

**Discussion:**

The proposed amendments to the Countywide Planning Policies, is hereby referred to the Dayton City Council to either:

1. Offer formal support of the proposed Countywide Planning Policies by adopting the resolution as presented; or,
2. Refer the Countywide Planning Policies back the Department of Planning and Building for additional revisions.



## ***Columbia County, WA Planning Staff Report Updates to Countywide Planning Policies***

*Countywide Planning Policies – 2020 Comprehensive Plan Update*

---

To: City of Dayton, Planning  
Commission

For: Review, Support of Document  
through Findings of Fact

From: Columbia County Planning  
Director

Date: January 15<sup>th</sup>, 2019

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### **Proposal:**

Being a request to formally amend and update the Columbia County, Countywide Planning Policies to better reflect current goals, policies, and land use regulations of Columbia County, Washington.

### **Background:**

On August 19<sup>th</sup>, 1974, Columbia County created the Planning Department following state mandate – thus establishing the requirement to implement and continuously update items such as zoning, shoreline management, and soon to follow, the County Comprehensive plan and associated Countywide Planning Policies. While there is not a requirement that mandates counties to update Countywide Planning Policies within RCW 36.70A.130, it is important for counties and their incorporated areas to review current policies for accuracy and see if any changes are needed. As such, the current and effective Countywide Planning Policies were last updated in 1994. This update was simplistic and addressed the bare minimum to meet state requirements. The current proposal takes Columbia County and the incorporated areas up a notch by showing a need and addressing intent to promote smart growth and to ensure Columbia County has a sustainable and economically supported future.

All three jurisdictions, Columbia County, the City of Dayton, and the Town of Starbuck have all reviewed and expressed support of the Countywide Planning Policies as they are presented today. The City of Dayton is the first to hold a public hearing to take testimony from the public; however, no other comments have been received.

The current and effective Countywide Planning Policies implement a total of seven policies – the bare minimum to meet the State mandated requirements. As noted above, the recommended updated policies go beyond State mandate, and truly consider the future of Columbia County, with a total new policy total of 21. The following are the recommended and supported policies to better plan for the future of Columbia County as a whole:

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**Discussion:**

The proposed amendments to the Countywide Planning Policies, is hereby referred to the Dayton Planning Commission to either:

1. Offer formal support of the proposed Countywide Planning Policies by accepting the Findings of Fact and Conclusions of Law as presented; or,
2. Offer formal support of the proposed Countywide Planning Policies with additional revisions by accepting the Findings of Fact and Conclusions of Law as presented; or,
3. Refer the Countywide Planning Policies back the Department of Planning and Building for additional revisions.