



City of Dayton
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NOTICE OF APPLICATION, NOTICE OF HEARING AND NOTICE OF SEPA O-DNS JASPER PINES PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN that there has been proposed to the City of Dayton an application by Mitchell Mathews, 550 Patit Road, Dayton, WA 99328 for Preliminary Plat (subdivision) approval. The application was complete on February 2, 2023.

Proposal Description: “Jasper Pines Preliminary Plat” is a proposal to subdivide two adjacent parcels into six single-family lots, ranging in size from 17,607 square feet to 35,284 square feet. Parcel 1-070-05-007-0000 is approximately 3.27 acres and located within the City of Dayton’s Agricultural Residential (AR) zone. Parcel 2-530-00-045-0000 is approximately 0.73 acres and located within Columbia County’s Agricultural Residential (AR-1) zone.

Proposal Location: The proposal will be located at 1505 S. 5th Street (parcel 1-070-05-007-0000) and unaddressed S. 5th Street (parcel 2-530-00-045-0000). The proposal is situated in Section 32, Township 10 North, Range 39 East, W.M. The parcels are accessed via S. 5th Street and are generally located east of the intersection of S. 5th Street and E. Day Street. The parcels’ abbreviated legal descriptions are GUERNSEY, LOTS 6 & 7, FRAC LOT 5, BLK 5 (GUERNSEY BLK); 142,225 SQ. FT. and TAX 45A.

Required permits and approvals include but may not be limited to: SEPA Review, Approval of Preliminary Plat, Final Plat, Site Plan, and Building Permits. Applicable codes and development regulations include but may not be limited to: Dayton Municipal Code, Title 4 – Public Services, Title 5 – Buildings, Title 8 – Streets and Public Ways, Title 11 – Zoning Code, Title 17 – Critical Areas Code, and Title 19 – Land Divisions.

NOTICE IS FURTHER GIVEN that the proposal is subject to review under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information, and the City expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposal.** The DNS conditions may include mitigation measures to address environmental impacts, including measures to address steep slopes which exist on the site. The project review process may incorporate or require other mitigation measures regardless of whether an EIS is prepared. A

copy of the subsequent threshold determination for the proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Written comments on the O-DNS are due to the City of Dayton by **Thursday, March 2, 2023 at 4:00 p.m.**

NOTICE IS FURTHER GIVEN that the City’s Hearing Examiner will conduct an **OPEN RECORD PUBLIC HEARING** on the matter which will take place on Wednesday, March 15, 2023 at 10:00 A.M. at City Hall, 111 S. 1st Street, Dayton, WA. A copy of the staff report will be available at least five days prior to the hearing. In accordance with DMC 19-04.060, not later than 14 days following conclusion of the hearing the Hearing Examiner shall submit his written report; the Hearing Examiner may recommend that the Preliminary Plat be approved, conditionally approved pending changes or additions, or disapproved. Next, in accordance with DMC 19-04.080, the City Council will review the recommendation of the Hearing Examiner and other relevant evidence presented to it and render a decision.

Information may be examined or copies obtained by contacting Debra Hays, City Clerk Treasurer at DHays@DaytonWA.com. Written comments may be mailed or hand delivered to 111 S. 1st Street, Dayton, WA 99328, and must be received no later than **Thursday, March 2, 2023 at 4:00 p.m.** to be included in the staff report. Comments received thereafter will be read into the record at the hearing. Any person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made.

