

Dayton City Planning Commission  
Regular Meeting—Agenda  
Tuesday, September 24, 2019 at 6:30 PM  
111 South 1<sup>st</sup> St., Dayton, Washington 99328

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1. Call to Order
2. Roll Call and Establish Quorum
3. Review of Minutes
  - a. August 20, 2019
4. Communications from Citizens
5. Public Hearings
  - a. None Scheduled
6. Old Business
  - a. 2020 Comprehensive Plan
    - i. Discussion of final draft and revisions incorporated.
    - ii. Request to schedule a public hearing to take testimony for or against the proposed amendments to the Dayton Comprehensive Plan and associated development regulations for the 2019 periodic update.
  - b. Special event permits
    - i. *Tabled*
7. New Business
8. Adjournment

Next meeting: Tuesday, October 22, 2019 @ 6:30 pm at Dayton City Hall (111 S. 1<sup>st</sup> St., Dayton, WA 99328)

Dayton City Planning Commission  
Regular Meeting—Minutes  
Tuesday, August 20<sup>th</sup>, 2019 at 6:30 PM  
114 South 2<sup>nd</sup> Street, Dayton, Washington 99328

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1. Call to Order
  - a. Chair Kari Dingman called to order the regular meeting of the Dayton Planning Commission at 6:32 pm.
2. Roll Call and Establish Quorum
  - a. Members present: Kari Dingman, Byron Kaczmariski, and Kathryn Witherington  
Members absent: Alicia Walker  
Staff present: Meagan Bailey, Planning Director  
Public Present: Cindi Jon
3. Review of Minutes
  - a. July 16<sup>th</sup>, 2019
    - i. A motion was made by Witherington and seconded by Kaczmariski to approve the July 16<sup>th</sup>, 2019 meeting minutes as presented; none opposed – motion carries.
4. Communications from Citizens
  - a. None presented.
5. Public Hearings
  - a. None Scheduled.
6. Old Business
  - a. Acceptance of attorney revisions to Rules of Procedure regarding Special Meetings
    - i. Following the June recommendation to forward the final draft of the Rules of Procedure to City Council for final adoption by resolution, the Dayton City Attorney made minor amendments under “Special Meetings” to cite the applicable RCW.
      1. A motion was made by Witherington and seconded by Kaczmariski to accept the changes recommended by the City Attorney and as adopted by City Council; none opposed – motion carries.

- b. 2020 Comprehensive Plan
    - i. Staff provided a brief update of final changes made, and presented the comment letter received from the state.
    - ii. Since Planning Commissioner Kaczmariski is requested to recuse himself from decision making during quasi-judicial orders, staff recommended to the Planning Commission to table scheduling the public hearing until Planning Commission Walker was present and a quorum could be maintained, excluding Kaczmariski.
      - 1. A motion was made by Witherington and seconded by Kaczmariski to table the Comprehensive Plan until the next regular meeting of the Dayton Planning Commission; none opposed – motion carries.
  - c. Special event permits
    - i. *Tabled*
7. New Business
- a. None presented.
8. Adjournment
- a. A motion was made by Witherington and seconded by Kaczmariski to adjourn the regular meeting of the Dayton Planning Commission at 6:42 pm; none opposed. Meeting adjourned. (Next meeting: Tuesday, September 24<sup>th</sup>, 2019 @ 6:30 pm at Dayton City Hall)

Approved September 24<sup>th</sup>, 2019

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Kari Dingman, Planning Commission Chair

Date

Attest:

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Meagan Bailey, Planning Director



# **Columbia County, WA Planning Staff Report Dayton Comprehensive Plan Update**

*Periodic Update of the City of Dayton Comprehensive Plan and Development Regulations*

## **Background**

In 2017, the Columbia County Planning Department initiated discussion regarding overseeing a regional Comprehensive Plan update. The proposed scope of work included interlocal agreements between the City of Dayton and Columbia County, and the Town of Starbuck and Columbia County, to allow Columbia County to act as Lead Agency to process all three Comprehensive Plan updates simultaneously. Following discussions between jurisdictions and with the State, Columbia County brought forth an interlocal agreement to the City of Dayton – signed and official on March 14<sup>th</sup>, 2018. The interlocal agreement authorized the Columbia County Planning Department to take lead on the update process and coordinate with the Department of Commerce regarding the update process and to assist City Council with the process. The goal of the regional update was to ensure policies were in place to achieve the joint goals of all jurisdictions, including long-term economic development and improved housing options and regulations. The following background summary briefly outlines the update process.

1. The City of Dayton and Columbia County entered into an interlocal agreement on March 14<sup>th</sup>, 2018 to allow Columbia County to take lead on the 2019 regional Comprehensive Plan update (exhibit 1).
2. Planning Director Meagan Bailey (staff) was the assigned staff for the project, and worked with City Council by attending monthly meetings and providing ongoing updates.
3. Staff completed a thorough review of the existing Comprehensive Plan and completed the Department of Commerce update checklist. This checklist was used to ensure the receipt of the Commerce grant, as well as offer direction and to identify where updates were needed (exhibit 2).
4. Staff completed a thorough review of the existing critical areas ordinance (CAO) and completed the Department of Commerce update checklist. Per this review, it was determined that the CAO required no update (exhibit 3).
5. Request for docket items was published in the Waitsburg Times and the Dayton Chronicle on June 14<sup>th</sup>, 2018. Three dockets were received from the public.
6. Following all interlocal agreements being signed and in place, staff moved forward by submitting a Request for Proposals (RFP's), requesting Statements of Qualifications (SOQ's) from private consultants to aid in the update process (exhibit 4).
7. Three SOQ's were received. Staff, City Council, and Starbuck Council representatives all reviewed the SOQ's received and completed grading sheets based on the submittal.
8. All scores were combined, and White Bluffs Consulting (WBC) received the highest graded score and was selected as the consultant for the project. Following discussion, a contract was finalized and a scope of work agreed upon. Columbia County and WBC finalized the contract on September 6<sup>th</sup>, 2018. Two contract amendments were processed – first on October 22<sup>nd</sup>, 2018, and the second on February 19<sup>th</sup>, 2019 following an increased need for services (exhibit 5).
9. On October 10<sup>th</sup>, 2018, Dayton City Council held a public hearing on the proposed docket items. With there being no public comment received, Dayton Council adopted the docket list as

- presented for processing (exhibit 6).
10. A Public Participation Plan was compiled and made available to the public on October 26<sup>th</sup>, 2018. This document offered consistent guidance on outreach efforts (exhibit 7).
  11. The initial Kick-Off Open House was held on November 29<sup>th</sup>, 2018 at the Youth Building at the County Fairgrounds. The consultant was present and gave a presentation and requested visioning from the public present. The meeting was advertised in the Dayton Chronicle on November 8<sup>th</sup> and November 22<sup>nd</sup>, 2018. Color ads were also utilized, flyers were posted around the community, and the event was documented on the County website (exhibit 8).
  12. Docket #1 – the urban growth boundary was reviewed, and the County has offered support to adopt in the Columbia County Periodic update (exhibit 9).
  13. Docket #2 – language was added into the Comprehensive Plan to adopt the Blue Mountain Region Trails plan by reference.
  14. Docket #3 – language was added into the Comprehensive Plan to address ongoing desire to improve retail development in the downtown corridor.
  15. Docket #4 - on February 13<sup>th</sup>, 2019, Dayton City Council adopted resolution 1371 formally supporting the new Countywide Planning Policies (exhibit 10).
  16. Docket #5 – on January 19<sup>th</sup>, 2019, the Dayton Planning Commission reviewed the final drafted docketing procedures and signed findings of fact and conclusions of law formally supporting the updated procedures (exhibit 11).
  17. Docket #6 – language was added into the Comprehensive Plan to add adopt the Cooperative Park Master Plan by reference.
  18. Docket #7 and #8 – rejected by City Council per Resolution 1354 (exhibit 12).
  19. Staff and the consultant jointly worked on the Comprehensive Plan. The updated included reviewing all elements, incorporating extensive changes to the language, and a thorough reformat and redesign.
  20. Staff conducted interviews with various community members and/or representatives, including: local fire department, sheriff's department, school district representatives, council, county assessor, the port, and more. Notes of all meetings are held within the record. Information received during these meetings has been incorporated into the updated draft.
  21. The Wrap-Up Open House was held on May 21<sup>st</sup>, 2019 at the Youth Building at the County Fairgrounds. The consultant was present and gave a presentation and requested additional feedback on the draft plan. The meeting was advertised in the Dayton Chronicle and Waitsburg Times on April 18<sup>th</sup> and May 2<sup>nd</sup>, 2019. Color ads were also utilized, flyers were posted around the community, and the event was documented on the county website (exhibit 13).
  22. The final draft was submitted to the Department of Commerce on May 28<sup>th</sup>, 2019 – initiating the 60 day review period, with an end date of July 27<sup>th</sup>, 2019 (exhibit 14).
  23. A SEPA Checklist was completed and a DNS was issued on July 11<sup>th</sup>, 2019 (exhibit 15). Additional information can be found below, under “SEPA”.
  24. Comments received during this review period were retained and are listed below, under “discussion”.
  25. On July 15<sup>th</sup>, 2019, the Department of Commerce submitted their comment letter (exhibit 16).
  26. Staff incorporated the received comments into the final draft. The final draft of the Comprehensive Plan is scheduled to be presented to the Dayton Planning Commission on August 20<sup>th</sup>, 2019, and a public hearing on the final draft will be requested.

### **Development Regulations**

The following regulations, as proposed to be codified within the Dayton Municipal Code, have been reviewed by the Dayton Planning Commission, and are part of the 2019 periodic update.

1. Updated docketing procedures – Exhibit 11
2. Cottage development provisions – Exhibit 17

### **SEPA:**

Columbia County is Lead Agency for this project. The Lead Agency for this proposal has received and reviewed the SEPA Checklist and associated SEPA materials and has issued a Determination of Nonsignificance (DNS) per Chapter 197-11 WAC. The comment period for the DNS was from July 11<sup>th</sup>, 2019 to July 26<sup>th</sup>, 2019. Notice of the DNS was advertised in the Dayton Chronicle on July 11<sup>th</sup>, 2019. The DNS was submitted to the Department of Ecology on July 11<sup>th</sup>, 2019. No comments were received. Associated materials are attached herein as exhibit 18.

### **Discussion:**

Formal comments received during the Department of Commerce 60-day review period are summarized here:

#### David Ocampo, Columbia County Public Transportation, July 28<sup>th</sup>, 2019 @ July 17<sup>th</sup>, 2019

Email discussion regarding contextual language within the Columbia County Comprehensive Plan were exchanged. It was indicated within the emails that the language update was for the County Comprehensive Plan; however, this language was also incorporated into the Dayton Comprehensive Plan. The email exchange can be found within exhibit 19.

#### William Simpson, Department of Commerce, July 15<sup>th</sup>, 2019

The letter as received is attached herein as exhibit 16. Minor changes were recommended and were incorporated into the final draft.

### **Public Participation:**

Throughout the entire update process, extensive efforts were taken to ensure ongoing and active public participation. The Public Participation Plan was used as a tool to guide outreach efforts throughout the update process. To assist in documenting the efforts, a participation tracker was utilized. The tracker is organized by date, and is continuously being updated as additional efforts take place. The current tracker can be viewed herein as exhibit 19.

### **Conclusions:**

1. Public participation was utilized throughout the entirety of the update process.
2. The public was given ample opportunity for involvement, including council meetings, email notification, and through use of the County website.
3. The plan was entirely redesigned and almost entirely rewritten through this update process.
4. All docket items were addressed and completed.
5. The draft Comprehensive Plan update is compliant with the goals and policies of the Growth Management Act.

6. The update to the Comprehensive Plan and the associated development regulations will assist the City of Dayton in achieving the goals as defined within the plan.

**Request:**

Staff hereby requests that a public hearing be scheduled to take testimony for or against the final draft Comprehensive Plan and associated development regulations at the next regular meeting of the Dayton Planning Commission.

Date signed: August 5<sup>th</sup>, 2019

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Meagan Bailey, Planning Director

The population analysis further assists in anticipating demand and providing locations for commercial and sometimes industrial development and also assists in determining needs for public facilities and services.

The community should provide for economic development and redevelopment if the community is to remain viable. Attention is given to regional employment conditions and local business activities in order to understand what opportunities exist and what actions should be taken to improve and diversify the economy.

The Palouse Economic Development Council maintains an "Overall Economic Development Plan".  
The Port of Columbia maintains an Economic Development Plan for Columbia County. This plan and any future updates will be used as a resource in the planning process.

### 3.3 Population Projections for Columbia County and Dayton

The current population in Columbia County is 4,150 based on the latest Office of Financial Management (OFM) estimate. Population in Columbia County has remained steady in the last decade with a slight decline in 2016. Figure 2 reflects the population trend in the last 10 years in Columbia County.

The latest population projections from OFM "high" series estimates that Columbia County can expect a slight population increase of 4,356 over the next 20 years. The "medium" series indicates a decline in population from 4,150 to 3,837 by the year 2038. Based on these two estimates, and accounting for a large industrial development occurring in the County near Starbuck, the County feels that slightly increasing the growth would be more appropriate for future projection. Therefore, County projects 4,170 individuals living in the County by the year 2038.

Approximately 35% of the total County population, or 1,460 people<sup>1</sup>, reside in the unincorporated area of Columbia County. The average share of the population by the City of Dayton in the last decade is 62% of the total county population. The average share of the Town of Starbuck is 3.17%. Based on this and the expected slight growth increase, the projected County population in 2038 is expected to be 1,440.

Dayton is projected to have a population of 2,580 in year 2038, a slight increase from the 2018 population of 2,560.

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<sup>1</sup> Office of Financial Management, 2018. State of Washington 2019 Population Trends. July 2018. Available at: [https://www.ofm.wa.gov/sites/default/files/public/dataresearch/pop/april1/ofm\\_april1\\_poptrends.pdf](https://www.ofm.wa.gov/sites/default/files/public/dataresearch/pop/april1/ofm_april1_poptrends.pdf).

The vision discussion included big-picture topics as well as some detailed ideas reflected in the vision state below:

The City of Dayton provides quality of life for its citizens. It is an attractive and safe place to raise a family and is appealing to single individuals and the aging population group. The City is a community with jobs, housing, education, and recreation opportunities for its citizens. The community maintains its small-town character where citizens enjoy the relaxed pace of life and a lively historic downtown.

In the planning process, it is fruitful to not only look towards the future, but also to acknowledge accomplishments of the past. Shown below is a short list of activities that have occurred in Dayton and Columbia County in the recent past:

- ~~1. Replaced majority of 100-year-old water system under the streets of Dayton.~~
- ~~2. Placed pipe in the west end irrigation District's ditch to stop water loss and return water to users.~~
- ~~3. Completed feasibility study for bio-diesel project.~~
- ~~4. Six new businesses opened on Main Street and one new business at the port.~~
- ~~5. Port constructed a new three-bay facility.~~
- ~~6. Columbia County granted conditional use permit for the construction of wind turbines.~~
- ~~7. Dayton's Historic Depot had a record number of visitors in 2004, and the Weinhard Hotel had its best year since it opened in 1994.~~
1. Completed new marketing brochure with area profile and demographic information.  
Construction of the Lower Snake River and Tucannon River Wind Farms, creating new jobs, increasing the County's tax base, and providing additional lease revenue to private landowners.
2. Construction of the Best Western in Dayton, which increased room capacity by almost four times.
3. Major remodel of the Columbia County Health system, including the hospital, emergency room, and physical therapy facilities.
4. Development of The Club – a youth after school program.
- 4.5. Completion of the Blue Mountain Region Trails Plan, a blueprint for a network for recreational trails stretching from Milton-Freewater to Walla Walla to Dayton, and beyond. This cooperative effort received a Governor's Award in 2019.
6. Installed new and improved wayfinding signage downtown.
- 2.7. The City of Dayton opted to take a different look at planning, and has established a Planning and Community Development Department with the intent to promote new growth.

The Valley floor is relatively flat (slopes are less than 1%) with the minimum elevation of 1,557 to 1,650 feet above sea level. The adjoining hillsides within the city rise to a maximum elevation of 2,085 feet above sea level.

The Valley is bordered by moderate to steep sloping hillsides (slopes of 30 to 40%) to the north and east respectively and steep hillsides (slopes of 50 to 90%) in the southern portion of the community at Rock Hill bluff.

Generally, the height with the higher ranges of slopes, especially when their soil types are low in strength and unstable nature, are costly to develop and in certain areas, are not suitable for development. This is because the natural conditions of these heights, especially on their edges, require certain preventive and protective measures to be taken in order to make them safe and suitable for a particular development.

The protection of steep slopes will be mitigated through the City's 2013 updated development regulations for critical areas and SEPA.

#### **4.1.2.4 Climate**

The climate of Dayton and the surrounding area is primarily a continental type modified to some extent by the marine influence from the Pacific Ocean. The Rocky Mountains are very effective in protecting this area from the more severe winter storms that move southward across Canada. The Cascade Range forms a barrier against the eastward movement of moist air from the Pacific Ocean. An increase in elevation from less than 2,000 feet in Dayton to 5,000 feet in the Blue Mountains results in several climatic areas within the vicinity of Dayton.

Winter afternoon temperatures are in the mid-thirties and nighttime temperatures are in the mid-twenties. Maximum temperatures are below freezing 25 to 35 days and minimum temperatures drop below zero on 3 to 5 days. During one of the coldest winters, 1949-50, minimum temperatures at Dayton dropped to zero degrees Fahrenheit on 18 days, to -10 degrees on eight days, and to -20 degrees on 5 days. A record low of -25 degrees was recorded in Dayton on December 30, 1968.

Summers are dry and hot, and winters are comparatively mild for this latitude. The average afternoon temperatures in the warmest summer months and in the upper 80s and the nighttime readings are in the 50s. Maximum temperatures exceed 90 degrees Fahrenheit on 25 to 40 days and rise above 100 degrees on one or more days during most summers. Maximum temperatures have reached 100 degrees or higher on eight to 15 days ~~and in a few of the hottest summers.~~ In the hottest summer, 114 degrees was recorded at Dayton on August 5, 1961. Periods of exceptionally high temperatures seldom last more than a few days before the marine influence from the ocean is felt.

#### 4.1.3.4 Parks and Open Spaces

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*Goal F: Preserve and enhance Dayton's parks and open space areas.*

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##### Community Policies

F1: Integrate the CPMP into the City of Dayton's Comprehensive Plan.

**Policy Discussion:** The protection and enhancement of Dayton's parks are important to its residents. In order to provide the surrounding community with a system of recreational facilities that are attractive, safe, functional, and available to all segments of the population, The CPMP will be updated periodically.

The resources necessary to provide an extensive park system are limited due to the City's restrictive park budget, thus additional methods to preserve and enhance the park will be needed. These include private donations of land, equipment or funds, and state or federal funds. As the parks mature and require periodic renovation work, emphasis should be placed on implementing improved technology and innovative practices that would reduce the long-term maintenance and operating costs.

F2: Recognize and provide for open space areas.

**Policy discussion:** The term open space is not synonymous with parks or other outdoor recreational areas. Open space may not serve a recreation function, but may serve as a buffer between incompatible land uses, filter pollution from the air, decrease intrusions of noise and excessive light, provide building setback areas, define agricultural land and floodplains, contain surface water runoff and protect environmentally sensitive areas.

Furthermore, Dayton's open space areas lie adjacent to the Touchet River levee. They provide a unique opportunity for area residents and visitors to view the natural beauty of the environment. Thus, these areas should be maintained in their natural state.

F3: Support Friends of the Dayton [Pool Community Center](#) in enhancing and improving the City Pool.

**Policy Discussion:** In 2018, the City of Dayton shut down the City Pool due to structural and safety concerns. Upon shutdown, the City was able to contract out and hire a specialist to review the pool and determine total costs. During these times, the Friends of the Dayton [Pool Community Center](#) interest group formed to assist the City in ensuring the pool is offered as a source of recreation to the members of the community once more. While the interest group is still researching grant opportunities, exploring public interest, and researching other jurisdiction pools and funding, it should be noted that the City supports the group and their endeavors. The City should continue to offer support and aid to the interest group as much as reasonably possible. It is known that aquatic facilities provide

The above introduction explains the importance of a transportation system. A brief description of the components of the existing system is listed below. The definitions for these functional classifications of streets are identified below.

### *8.1.1 Rail Facilities*

The Blue Mountain Railroad that serves Dayton on a frequent basis and connects the Seneca plant with points to the west provides rail transportation.

### *8.1.2 Water Transport*

Barge transportation is available on the Snake River where Columbia County Grain Growers own and operate a shipping terminal. The main barge company is Tidewater Barge Lines based in Portland, Oregon.

### *8.1.3 Transit Service*

Columbia County Public Transportation (CCPT) was originally formed as a department of Columbia County government in 1996; however, in March 2005, the Board of County Commissioners formed a County Transit Authority, thus making CCPT a government entity of its own. CCPT is considered a special district, and at the time of its formation, was the 28<sup>th</sup> transit authority in the State of Washington.

When CCPT became a transit authority, many new opportunities were made available. One of these opportunities was the ability to seek additional funding through a sales tax increase, which passed its first time on the ballot in November, 2005. This provided CCPT with 4 tenths of one percent from sales tax revenue, and continues to be a funding source today. Additionally, CCPT joined and started vanpooling in April 2005, and currently, there are four vanpool vans in service. The ability to start vanpooling has fulfilled the needs of many people in the communities and has assisted residents of a rural community for over 10 years.

CCPT is the only provider of public transportation in Columbia County and Waitsburg. CCPT coordinates with many agencies to assist in providing services to their clients, including: Columbia County Hospital District, Booker Rest Home, Department of Social and Health Services, Work Source of Walla Walla, Walla Walla Community College, VA Hospital, and more. The widespread services offered continue to grow and fill a much broad need of the community, with ongoing expansion desired and planned.

As CCPT continues to expand, it becomes evident that the need for additional physical space will be sooner rather than later. In 2017, vehicle maintenance was brought in-house, consuming more valuable space at the current facility. As plans progress to add more vehicles and offer more services,

the need for a larger shop to support continued growth increases. Columbia County has identified this need in their Comprehensive Plan.

~~Columbia County Public Transportation (CCPT) is available to all residents of Columbia County, as well as residents of Waitsburg and Dixie, both located in Walla Walla County to the west. Transportation is available to all ages, but there are supervision restrictions for young riders.~~

~~Transportation is also provided to the residents of Booker Rest Home for appointments, meetings, and general outings into the community. With 3 days' notice, CCPT also provides Medicaid transportation through People for People—filling an important niche in our community.~~

~~Commuter traffic to Walla Walla and the Tri-Cities is substantial. Establishment of van pools to serve regional large employers as well as McNary and Little Goose Dams are currently in place. As Columbia Pulp moves forward with operations, there has been discussion to offer commuter services to those working at the plant. Additional discussion and planning should commence to detail those service routes, and support should be provided to assist in developing these plans.~~

**Mobility Improvements**

CCPT is a valuable and necessary asset for the community.

#### **8.1.4 Air Service**

The closest air terminal is located approximately 30 miles south in the city of Walla Walla. Service is provided by Alaska Airlines that offers passenger flights daily to Seattle with connections to various cities. There are several other private landing strips in the area, most of which are only capable of handling light aircraft. These smaller airports are used mainly for aerial crop spraying.

#### **8.1.5 Functional Street Classifications**

The state of Washington's Department of Transportation establishes functional classifications for all streets within the state. Functional classifications are the designation of highways, roads, and streets into groups having similar characteristics of providing mobility and/or land access. For transportation planning and design purposes, this grouping by similar characteristics recognizes that individual roads and streets do not serve travel independently of each other. As most travel involves movement through a network of roads it is necessary to determine how travel can be channeled within the roadway network in a logical and efficient manner. Thus, street classifications are viewed through a statewide perspective. No road exists as a single entity; each route is a part of the whole and serves to connect with other routes of greater or lesser importance. Listed below are the functional street classifications that apply to the City of Dayton.

### 9.3.1 *Electrical*

Pacific Power and Light Company provides electrical power to Dayton and a small portion of the rural areas adjacent to its corporate limits. Columbia Rural Electric Association Inc. serves the remainder of Columbia County. These utility providers indicate that there is a sufficient supply and capacity to meet future demands in the City and UGA.

### 9.3.2 *Natural Gas*

Although there are currently no utilities providing natural gas anywhere within Columbia County, there is a potential gas source located west of the mouth of the Tucannon River. The development of this source and conveyance to Dayton is most likely prohibitive. Consequently, the City does not anticipate the utilization of this energy source in the near future.

### 9.3.3 *Telecommunications*

Internet, TV, AM & FM radio, land phone, cellular, data, satellite, and cable services are all available in Dayton. Many of these communication services overlap or are bundled together.

CenturyLink provides the city with standard land line phone service and internet service. CenturyLink also bundles services offering satellite TV services with multiple satellite providers.

Touchet Valley Television Inc. provides Dayton with television cable and Internet communications. TVTV uses a hybrid fiber coax system and states that it provides service to approximately 23% of the community. The company is fully built out and, as of 2018, is using approximately 25% of the dark fiber it has available for use. TVTV is in the process of installing its first 5G wireless service and expects to install a total of 8-10 boxes in the future, which is expected to be enough to cover the entire town. According to TVTV, the company has enough bandwidth, in cable, to cover a town several times the size of Dayton.

Inland Cellular provides phone and data plan services specifically to southeast Washington. In addition, there are a number of national providers of cellular phone service and data plans: Verizon, ATT, Sprint, T-Mobile, and others.

HB 2662, passed by the Washington State Legislature in 2018, grants ports the authority to construct and maintain dark fiber networks that would be leased by private Internet service providers to provide retail services. The Port of Columbia is performing a feasibility study to determine if this model would assist in providing faster and more reliable broadband in Columbia County.

~~Telecommunications of the future will be primarily driven by technological advances and the needs of the consumer. The Port of Columbia is currently exploring the possibility of using Community Economic Revitalization Board funds to build out dark fiber that could be leased to Internet Service~~

### 10.2.1 Income Levels

In 2017~~00~~, the median household income in Dayton was ~~\$31,409~~~~40,806~~, a substantial increase over ~~\$21,250~~ of 1990. By age groups, the highest income level (~~\$46,250~~) was in the 45-54 age group household. Conversely, the ~~75 and over~~ household had the lowest income level with ~~\$21,518~~. For Columbia County as a whole, the 2000 median household income was ~~\$33,500~~ and the 1990 level was ~~\$22,418~~ per household. The median household income for Washington State was ~~\$66,174~~ per household; Columbia County was ~~\$46,250~~ per household. Per the 2010 census, the median income in Dayton was ~~\$31,409~~ per household. With that, we have established a positive change regarding income in the community; however, according to the 2013-2017 ACS 5-year estimates, 12.7% of Dayton is comprised of individuals still fall below the poverty level.

In 1990, 17.6% of all families in Dayton and 14.8% of all families in Columbia County were below the poverty level. This picture has improved by the year 2000. In Dayton, 72 families or 10.3%, and in the County, 98 families or 8.6% are below the poverty level.

### 10.2.2 Education

Tables 9 and 10 describe the education attainment, separated by age group. In general, Dayton and Columbia County are consistent with Washington State averages, where Dayton and Columbia County actually exceed all categories for both age groups, minus bachelor's degree/higher.

**Table 9**  
**Education Attainment Characteristics, 18 – 24 years old**

| Attainment Level               | Dayton | Columbia County | Washington |
|--------------------------------|--------|-----------------|------------|
| Less than High School          | 9.8%   | 11.9%           | 14.6%      |
| High School Graduate           | 43.1%  | 39.0%           | 31.0%      |
| Some College/Associates Degree | 47.1%  | 45.2%           | 43.5%      |
| Bachelor's Degree/Higher       | 0.0%   | 3.8%            | 10.9%      |

Source: U.S. Census Bureau, American Fact Finder, 2017

**Table 10**  
**Education Attainment Characteristics, 25 years old and over**

| Attainment Level      | Dayton | Columbia County | Washington |
|-----------------------|--------|-----------------|------------|
| Less than High School | 12.2%  | 9.4%            | 9.1%       |
| High School Graduate  | 24.2%  | 25.7%           | 22.5%      |