

Dayton Affordable Housing Commission

Regular Meeting—Agenda

Tuesday, July 14, 2020 at 5:00 pm

Via Zoom – See Attached



1. Call to Order
2. Roll Call and Establish Quorum
3. Review of Minutes
 - a. June 9, 2020
4. Public Comment
5. Old Business
 - a. Controlled burns
 - b. City-owned property surplus procedures and discussion
6. New Business
7. Recommendations for City Council and/or Dayton Planning Commission
8. Director Report/Other items note on the Agenda
9. Adjournment

Next meeting: Tuesday, August 11, 2020 @ 5:00 pm

Dayton City Hall, 111 S. 1st St., Dayton, WA 99328 (OR ZOOM)

Join Zoom Meeting

<https://us02web.zoom.us/j/88611193943>

Meeting ID: 886 1119 3943

One tap mobile

+12532158782,,88611193943# US (Tacoma)

+16699009128,,88611193943# US (San Jose)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 886 1119 3943

Find your local number: <https://us02web.zoom.us/j/88611193943>

Dayton Affordable Housing Commission

Regular Meeting—Minutes

Tuesday, June 9, 2020 at 5:00 pm

ZOOM



1. Call to Order
 - a. Chair Dain Nysoe called to order the regular meeting of the Affordable Housing Commission at 5:01 pm.
2. Roll Call and Establish Quorum

Members present: Dain Nysoe, Shawn Brown, Scott Hudson, and Garrett Warren.

Members absent: None

Staff presented: Meagan Bailey, Director of Planning and Community Development
3. Review of Minutes
 - a. May 12, 2020
 - i. *A motion was made by Hudson and seconded by Warren to approve the May 12, 2020 meeting minutes as presented; none opposed. Minutes approved.*
4. Public Comment
 - a. None presented
5. Old Business
 - a. None presented
6. New Business
 - a. Review of opportunities for incentivizing development
 - i. The commission discussed the presentation from Commerce and considered project ideas to stimulate affordable housing development in Dayton.
 1. Land surplus – staff will complete an inventory of City-owned properties in the City of Dayton and provide a list at the next

meeting. Staff will include property details, zoning, allowed uses, etc., as well as information regarding deed restrictions the City may impose, such as development time restrictions, maximum AMI, etc. Additionally, the commission will submit request to City Council for 2021 budget to allow for surveying and title work to aid in the surplus of these lands (note: surveying and title work only required on a case-by-case basis and is not anticipated to be done for every property).

2. The removal/demotion of low-quality or dilapidated housing stock was discussed and considered. Staff will research opportunities for controlled burns in the City limits to offer training for the Fire Department as well as low-cost opportunities to remove nuisance homes and free land up for future development.
 - a. Building permit fee retention/control was discussed, and the idea of waiving demolition fees was posed. The City has contracted with Columbia County for building services and does not have control over the building permit fee schedule and cannot offer waivers on the fees.
 - b. An idea was presented to allow for the recycle/scavenge of materials from homes and/or structures prior to demolition and the disposal of construction materials. Staff made comment of the City of Walla Walla's codes requiring this concept. Upon review, staff confirmed that this is for historic buildings only in Walla Walla but may be used as a guiding document for future consideration and use in the City of Dayton. *More information in [WWMC 20.146.040](#).*
 - c. The need of a marketing campaign was discussed, as Dayton has already implemented numerous incentives and

unique opportunities that developers may not be aware. It was discussed that this campaign be added as a budget request for the 2021 budget cycle as well.

7. Recommendations for City Council and/or Dayton Planning Commission

a. *A motion was made by Brown and seconded by Warren to notify the Dayton City Council of a pending 2021 budget request to allow the Affordable Housing Commission and staff to develop a marketing plan and to fund title reports and surveying to surplus appropriate city-owned properties; none opposed. Motion carries.*

i. Staff will notify the Council during the next regular council meeting and will include this request in the Department of Planning & Community Development budget requests and goals for 2021.

8. Director Report/Other items note on the Agenda

a. Staff shared comment received from a developer regarding capital facility charges. In short, capital facility charges are imposed for infrastructure development and cannot be waived, or the City may be considered allowing the gifting of public funds. There is potential for the Public Works Council Committee and Public Works Department to review these charges and consider amending, if possible. This discussion will be forwarded to the Public Works Director, Administrator, and Chair of the Public Works Committee for further discussion.

b. Staff shared a brief follow up on the Commerce Short Course from the previous meeting and thanked the commission again for hosting and attending. The Short Course was well attended by members across the State, and the recording is available online for future use and review.

9. Adjournment

a. *A motion was made by Hudson and seconded by Warren to adjourn the regular meeting of the Affordable Housing Commission at 5:47 pm; none opposed. Meeting adjourned.*

Approved on July 14, 2020

Dain Nysoe, Chair

Date

Attest:

Meagan Bailey, Director of Planning & Community
Development

Meagan Bailey

From: Jeromy Phinney <jphinney@ccfiredistrict3.org>
Sent: Friday, June 19, 2020 8:13 AM
To: Meagan Bailey
Subject: RE: Controlled Burns?

Follow Up Flag: Follow up
Flag Status: Completed

[External Email]

To my knowledge there is nothing set in stone for guidance. The last time I worked to get any information all they cared about was that we burn on a good burn day and that we have toxic and some other hazards removed before we set the fire. I have not kept up on any of the guidance for training burns in the city because I don't think that there are very many things within the city limits that I am willing to set on fire. I don't want to create smoke in a populated area. Do you have a specific project in mind or is this just information?

Jeromy Phinney, Chief
Columbia County Fire District #3
111 Patit Rd.
P.O. Box 66
Dayton WA 99328
Ph. (509)382-4281
Cell (509)629-3302
Email jphinney@ccfiredistrict3.org

From: Meagan Bailey <m Bailey@daytonwa.com>
Sent: Wednesday, June 10, 2020 2:23 PM
To: Jeromy Phinney <jphinney@ccfiredistrict3.org>
Subject: RE: Controlled Burns?

Interesting, that's good to know. I will let the commission know.
Is there a set of guidelines that might direct me? Something to help narrow down the potentials due to location, size, etc.?

Thank you,

Meagan Bailey, CFM
Director
Planning and Community Development
City of Dayton
p: (509) 382-2361

From: Jeromy Phinney <jphinney@ccfiredistrict3.org>
Sent: Wednesday, June 10, 2020 1:58 PM
To: Meagan Bailey <m Bailey@daytonwa.com>
Subject: RE: Controlled Burns?

[External Email]

Yes we can do training burns inside the city. I would have to work with DOE for permits, but it is possible.
I don't like doing them in the City but I may consider it for the right training opportunity.

Jeromy Phinney, Chief
Columbia County Fire District #3
111 Patit Rd.
P.O. Box 66
Dayton WA 99328
Ph. (509)382-4281
Cell (509)629-3302
Email jphinney@ccfiredistrict3.org

From: Meagan Bailey <mbailey@daytonwa.com>
Sent: Wednesday, June 10, 2020 11:21 AM
To: Jeromy Phinney <jphinney@ccfiredistrict3.org>
Cc: Clint Atteberry <Clint_Atteberry@co.columbia.wa.us>
Subject: Controlled Burns?

Hi Jeromy,
Is the Fire District allowed to do controlled burns for training? Inside the city limits?
I CC'd Clint as the Fire Marshal to this email, in case he has any information to share.

Thank you,

Meagan Bailey, CFM
Director
Planning and Community Development
City of Dayton
p: (509) 382-2361
a: 111 S. 1st St., Dayton, WA 99328
e: mbailey@daytonwa.com

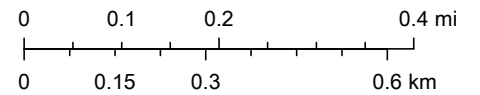
Public Owned - Overview



6/24/2020, 2:30:22 PM

- Taxlots
- Public Owned Parcels
- City Limits
- CITY OF DAYTON
- COLUMBIA COUNTY

1:18,056



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

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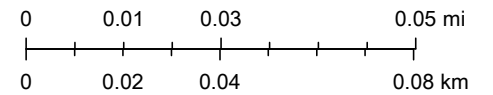
Public Owned - Pg. 1



6/24/2020, 2:33:00 PM

- Taxlots
- Public Owned Parcels
- City Limits
- CITY OF DAYTON

1:2,257



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

City of Dayton
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Columbia County Assessor & Treasurer

Property

Account

Property ID:	273655	Abbreviated Legal Description:	RAILROAD, TAX 3; 12,217 SQ. FT. - CURBING
Geographic ID:	1150020060000	Agent Code:	
Type:	Real		
Tax Area:	C-2 - City of Dayton in Fire 3	Land Use Code	67
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location


Address:	W CAMERON ST DAYTON, WA 99328	MapSCO:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	CITY OF DAYTON	Owner ID:	92960
Mailing Address:	111 S 1ST ST DAYTON, WA 99328	% Ownership:	100.0000000000%
		Exemptions:	EX

Taxes and Assessment Details

Property Tax Information as of 06/24/2020

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2020	5446	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
▶ Statement Details							
2019	5456	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Curr Use (HS):	+	N/A N/A
(+) Curr Use (NHS):	+	N/A N/A

(=) Market Value:	=	N/A
(-) Productivity Loss:	-	N/A

(=) Subtotal:	=	N/A
(+) Senior Appraised Value:	+	N/A
(+) Non-Senior Appraised Value:	+	N/A

(=) Total Appraised Value:	=	N/A
(-) Senior Exemption Loss:	-	N/A
(-) Exemption Loss:	-	N/A

(=) Taxable Value:	=	N/A

Taxing Jurisdiction

Owner: CITY OF DAYTON
 % Ownership: 100.000000000000%
 Total Value: N/A
 Tax Area: C-2 - City of Dayton in Fire 3

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
SCH2BOND	#2 SCHOOL BOND *	N/A	N/A	N/A	N/A
SCH2CAPTEC	#2 CAPITAL PROJECTS*	N/A	N/A	N/A	N/A
SCH2MO	#2 SCHOOL M & O *	N/A	N/A	N/A	N/A
CE	CURRENT EXPENSE	N/A	N/A	N/A	N/A
MENTALH	MENTAL HEALTH	N/A	N/A	N/A	N/A
SOLDREL	SOLDIER RELIEF	N/A	N/A	N/A	N/A
DAYTON	CITY OF DAYTON	N/A	N/A	N/A	N/A
FIREDIS3	FIRE DISTRICT #3	N/A	N/A	N/A	N/A
HBOND2003	HOSPITAL BOND 2003 *	N/A	N/A	N/A	N/A
HOSPDISREG	HOSPITAL DISTRICT	N/A	N/A	N/A	N/A
UTGOBD2015	UTGO Bond Fund 2015	N/A	N/A	N/A	N/A
LIBRARY	COL CO RURAL LIBRARY	N/A	N/A	N/A	N/A
PORTDIST	PORT OF COLUMBIA	N/A	N/A	N/A	N/A
ST2	STATE LEVY PART 2	N/A	N/A	N/A	N/A
STATEREFND	STATE REFUND LEVY	N/A	N/A	N/A	N/A
STATEREG	STATE TAX PART 1	N/A	N/A	N/A	N/A
EMSLEVY	EMS LEVY COUNTYWIDE	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Sketch

No sketches available for this property.

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	DC3	Dayton Commercial 3	0.2805	12217.00	0.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2020	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$12,220	\$0	\$12,220	\$0
2018	\$0	\$12,220	\$0	\$12,220	\$0
2017	\$0	\$12,220	\$0	\$12,220	\$0
2016	\$0	\$10,380	\$0	\$10,380	\$0
2015	\$0	\$10,380	\$0	\$10,380	\$0
2014	\$0	\$10,380	\$0	\$10,380	\$0
2013	\$0	\$10,380	\$0	\$10,380	\$0
2012	\$0	\$10,380	\$0	\$10,380	\$0
2011	\$0	\$10,380	\$0	\$10,380	\$0
2010	\$0	\$10,380	\$0	\$10,380	\$0
2009	\$0	\$9,770	\$0	\$9,770	\$0
2008	\$0	\$9,770	\$0	\$9,770	\$0
2007	\$0	\$9,770	\$0	\$9,770	\$0
2006	\$0	\$9,770	\$0	\$9,770	\$0
2005	\$0	\$12,220	\$0	\$12,220	\$0
2004	\$0	\$12,220	\$0	\$12,220	\$0
2003	\$0	\$12,220	\$0	\$12,220	\$0
2002	\$0	\$12,220	\$0	\$12,220	\$0
2001	\$0	\$0	\$0	\$0	\$0
2000	\$0	\$0	\$0	\$0	\$0

Payout Agreement

No payout information available..

Columbia County Assessor & Treasurer

Property

Account

Property ID:	273656	Abbreviated Legal Description:	RAILROAD, TAX 2; 1030 SQ. FT. - CURBING
Geographic ID:	1150020000010	Agent Code:	
Type:	Real		
Tax Area:	C-2 - City of Dayton in Fire 3	Land Use Code	67
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location


Address:	W CAMERON ST DAYTON, WA 99328	Mapsc0:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	CITY OF DAYTON	Owner ID:	92960
Mailing Address:	111 S 1ST ST DAYTON, WA 99328	% Ownership:	100.0000000000%
		Exemptions:	EX

Taxes and Assessment Details

Property Tax Information as of 06/24/2020

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2020	5447	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
▶ Statement Details							
2019	5457	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Curr Use (HS):	+	N/A N/A
(+) Curr Use (NHS):	+	N/A N/A

(=) Market Value:	=	N/A
(-) Productivity Loss:	-	N/A

(=) Subtotal:	=	N/A
(+) Senior Appraised Value:	+	N/A
(+) Non-Senior Appraised Value:	+	N/A

(=) Total Appraised Value:	=	N/A
(-) Senior Exemption Loss:	-	N/A
(-) Exemption Loss:	-	N/A

(=) Taxable Value:	=	N/A

Taxing Jurisdiction

Owner: CITY OF DAYTON
 % Ownership: 100.000000000000%
 Total Value: N/A
 Tax Area: C-2 - City of Dayton in Fire 3

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
SCH2BOND	#2 SCHOOL BOND *	N/A	N/A	N/A	N/A
SCH2CAPTEC	#2 CAPITAL PROJECTS*	N/A	N/A	N/A	N/A
SCH2MO	#2 SCHOOL M & O *	N/A	N/A	N/A	N/A
CE	CURRENT EXPENSE	N/A	N/A	N/A	N/A
MENTALH	MENTAL HEALTH	N/A	N/A	N/A	N/A
SOLDREL	SOLDIER RELIEF	N/A	N/A	N/A	N/A
DAYTON	CITY OF DAYTON	N/A	N/A	N/A	N/A
FIREDIS3	FIRE DISTRICT #3	N/A	N/A	N/A	N/A
HBOND2003	HOSPITAL BOND 2003 *	N/A	N/A	N/A	N/A
HOSPDISREG	HOSPITAL DISTRICT	N/A	N/A	N/A	N/A
UTGOBD2015	UTGO Bond Fund 2015	N/A	N/A	N/A	N/A
LIBRARY	COL CO RURAL LIBRARY	N/A	N/A	N/A	N/A
PORTDIST	PORT OF COLUMBIA	N/A	N/A	N/A	N/A
ST2	STATE LEVY PART 2	N/A	N/A	N/A	N/A
STATEREFND	STATE REFUND LEVY	N/A	N/A	N/A	N/A
STATEREG	STATE TAX PART 1	N/A	N/A	N/A	N/A
EMSLEVY	EMS LEVY COUNTYWIDE	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Sketch

No sketches available for this property.

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	DC3	Dayton Commercial 3	0.0236	1030.00	0.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2020	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$1,030	\$0	\$1,030	\$0
2018	\$0	\$1,030	\$0	\$1,030	\$0
2017	\$0	\$1,030	\$0	\$1,030	\$0
2016	\$0	\$880	\$0	\$880	\$0
2015	\$0	\$880	\$0	\$880	\$0
2014	\$0	\$880	\$0	\$880	\$0
2013	\$0	\$880	\$0	\$880	\$0
2012	\$0	\$880	\$0	\$880	\$0
2011	\$0	\$880	\$0	\$880	\$0
2010	\$0	\$880	\$0	\$880	\$0
2009	\$0	\$820	\$0	\$820	\$0
2008	\$0	\$820	\$0	\$820	\$0
2007	\$0	\$820	\$0	\$820	\$0
2006	\$0	\$820	\$0	\$820	\$0
2005	\$0	\$1,030	\$0	\$1,030	\$0
2004	\$0	\$1,030	\$0	\$1,030	\$0
2003	\$0	\$1,030	\$0	\$1,030	\$0
2002	\$0	\$1,030	\$0	\$1,030	\$0
2001	\$0	\$0	\$0	\$0	\$0
2000	\$0	\$0	\$0	\$0	\$0

Payout Agreement

No payout information available..

Columbia County Assessor & Treasurer

Property

Account

Property ID: 273654 Abbreviated Legal Description: RAILROAD, TAX 1; 3774 SQ. FT. - CURBING

Geographic ID: 1150010500000 Agent Code:

Type: Real

Tax Area: C-2 - City of Dayton in Fire 3 Land Use Code: 67

Open Space: N DFL: N

Historic Property: N Remodel Property: N

Multi-Family Redevelopment: N

Township: Section:

Range:

Location

Address: W CAMERON ST
DAYTON, WA 99328 Mapsco:

Neighborhood: Map ID:

Neighborhood CD:

Owner


Name: CITY OF DAYTON Owner ID: 92960

Mailing Address: 111 S 1ST ST
DAYTON, WA 99328 % Ownership: 100.0000000000%

Exemptions: EX

Taxes and Assessment Details

Property Tax Information as of 06/24/2020

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2020	5445	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
▶ Statement Details							
2019	5455	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Values

(+) Improvement Homesite Value: + N/A

(+) Improvement Non-Homesite Value: + N/A

(+) Land Homesite Value: + N/A

(+) Land Non-Homesite Value: + N/A Ag / Timber Use Value

(+) Curr Use (HS): + N/A N/A

(+) Curr Use (NHS): + N/A N/A

(=) Market Value:	=	N/A
(-) Productivity Loss:	-	N/A

(=) Subtotal:	=	N/A
(+) Senior Appraised Value:	+	N/A
(+) Non-Senior Appraised Value:	+	N/A

(=) Total Appraised Value:	=	N/A
(-) Senior Exemption Loss:	-	N/A
(-) Exemption Loss:	-	N/A

(=) Taxable Value:	=	N/A

Taxing Jurisdiction

Owner: CITY OF DAYTON
 % Ownership: 100.000000000000%
 Total Value: N/A
 Tax Area: C-2 - City of Dayton in Fire 3

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
SCH2BOND	#2 SCHOOL BOND *	N/A	N/A	N/A	N/A
SCH2CAPTEC	#2 CAPITAL PROJECTS*	N/A	N/A	N/A	N/A
SCH2MO	#2 SCHOOL M & O *	N/A	N/A	N/A	N/A
CE	CURRENT EXPENSE	N/A	N/A	N/A	N/A
MENTALH	MENTAL HEALTH	N/A	N/A	N/A	N/A
SOLDREL	SOLDIER RELIEF	N/A	N/A	N/A	N/A
DAYTON	CITY OF DAYTON	N/A	N/A	N/A	N/A
FIREDIS3	FIRE DISTRICT #3	N/A	N/A	N/A	N/A
HBOND2003	HOSPITAL BOND 2003 *	N/A	N/A	N/A	N/A
HOSPDISREG	HOSPITAL DISTRICT	N/A	N/A	N/A	N/A
UTGOBD2015	UTGO Bond Fund 2015	N/A	N/A	N/A	N/A
LIBRARY	COL CO RURAL LIBRARY	N/A	N/A	N/A	N/A
PORTDIST	PORT OF COLUMBIA	N/A	N/A	N/A	N/A
ST2	STATE LEVY PART 2	N/A	N/A	N/A	N/A
STATEREFND	STATE REFUND LEVY	N/A	N/A	N/A	N/A
STATEREG	STATE TAX PART 1	N/A	N/A	N/A	N/A
EMSLEVY	EMS LEVY COUNTYWIDE	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Sketch

No sketches available for this property.

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	DC3	Dayton Commercial 3	0.0866	3774.00	0.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2020	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$3,770	\$0	\$3,770	\$0
2018	\$0	\$3,770	\$0	\$3,770	\$0
2017	\$0	\$3,770	\$0	\$3,770	\$0
2016	\$0	\$3,210	\$0	\$3,210	\$0
2015	\$0	\$3,210	\$0	\$3,210	\$0
2014	\$0	\$3,210	\$0	\$3,210	\$0
2013	\$0	\$3,210	\$0	\$3,210	\$0
2012	\$0	\$3,210	\$0	\$3,210	\$0
2011	\$0	\$3,210	\$0	\$3,210	\$0
2010	\$0	\$3,210	\$0	\$3,210	\$0
2009	\$0	\$3,020	\$0	\$3,020	\$0
2008	\$0	\$3,020	\$0	\$3,020	\$0
2007	\$0	\$3,020	\$0	\$3,020	\$0
2006	\$0	\$3,020	\$0	\$3,020	\$0
2005	\$0	\$3,770	\$0	\$3,770	\$0
2004	\$0	\$3,770	\$0	\$3,770	\$0
2003	\$0	\$3,770	\$0	\$3,770	\$0
2002	\$0	\$3,770	\$0	\$3,770	\$0
2001	\$0	\$0	\$0	\$0	\$0
2000	\$0	\$0	\$0	\$0	\$0

Payout Agreement

No payout information available..

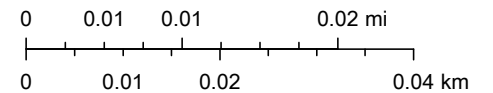
Public Owned - Pg. 3



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- Taxlots
- Public Owned Parcels
- City Limits
- CITY OF DAYTON

1:1,128



Map data © OpenStreetMap contributors, Map layer by Esri

Columbia County Assessor & Treasurer

Property

Account

Property ID:	263909	Abbreviated Legal Description:	DAYTON, E 1/2 LOT 3, LOTS 4, 5, 6 & 7 = 270X120, BLK 13; 32,400 SQ. FT.
Geographic ID:	1050130010000	Agent Code:	
Type:	Real		
Tax Area:	C-2 - City of Dayton in Fire 3	Land Use Code	67
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location


Address:	N 2ND ST DAYTON, WA 99328	MapSCO:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	CITY OF DAYTON	Owner ID:	92960
Mailing Address:	111 S 1ST ST DAYTON, WA 99328	% Ownership:	100.0000000000%
		Exemptions:	EX

Taxes and Assessment Details

Property Tax Information as of 06/24/2020

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2020	545	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
▶ Statement Details							
2019	544	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A
(+) Land Homesite Value:	+	N/A
(+) Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+) Curr Use (HS):	+	N/A N/A
(+) Curr Use (NHS):	+	N/A N/A

(=) Market Value:	=	N/A
(-) Productivity Loss:	-	N/A

(=) Subtotal:	=	N/A
(+) Senior Appraised Value:	+	N/A
(+) Non-Senior Appraised Value:	+	N/A

(=) Total Appraised Value:	=	N/A
(-) Senior Exemption Loss:	-	N/A
(-) Exemption Loss:	-	N/A

(=) Taxable Value:	=	N/A

Taxing Jurisdiction

Owner: CITY OF DAYTON
 % Ownership: 100.000000000000%
 Total Value: N/A
 Tax Area: C-2 - City of Dayton in Fire 3

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
SCH2BOND	#2 SCHOOL BOND *	N/A	N/A	N/A	N/A
SCH2CAPTEC	#2 CAPITAL PROJECTS*	N/A	N/A	N/A	N/A
SCH2MO	#2 SCHOOL M & O *	N/A	N/A	N/A	N/A
CE	CURRENT EXPENSE	N/A	N/A	N/A	N/A
MENTALH	MENTAL HEALTH	N/A	N/A	N/A	N/A
SOLDREL	SOLDIER RELIEF	N/A	N/A	N/A	N/A
DAYTON	CITY OF DAYTON	N/A	N/A	N/A	N/A
FIREDIS3	FIRE DISTRICT #3	N/A	N/A	N/A	N/A
HBOND2003	HOSPITAL BOND 2003 *	N/A	N/A	N/A	N/A
HOSPDISREG	HOSPITAL DISTRICT	N/A	N/A	N/A	N/A
UTGOBD2015	UTGO Bond Fund 2015	N/A	N/A	N/A	N/A
LIBRARY	COL CO RURAL LIBRARY	N/A	N/A	N/A	N/A
PORTDIST	PORT OF COLUMBIA	N/A	N/A	N/A	N/A
ST2	STATE LEVY PART 2	N/A	N/A	N/A	N/A
STATEREFND	STATE REFUND LEVY	N/A	N/A	N/A	N/A
STATEREG	STATE TAX PART 1	N/A	N/A	N/A	N/A
EMSLEVY	EMS LEVY COUNTYWIDE	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: RESIDENTIAL State Code: 67 0.0 sqft Value: N/A						
Type	Description	Class CD	Sub Class CD	Year Built	Area	
MA	Main area	*		2010	0.0	

Sketch

No sketches available for this property.

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	DC1	Dayton Commercial 1	0.7438	32400.00	0.00	0.00	0.00	N/A	N/A

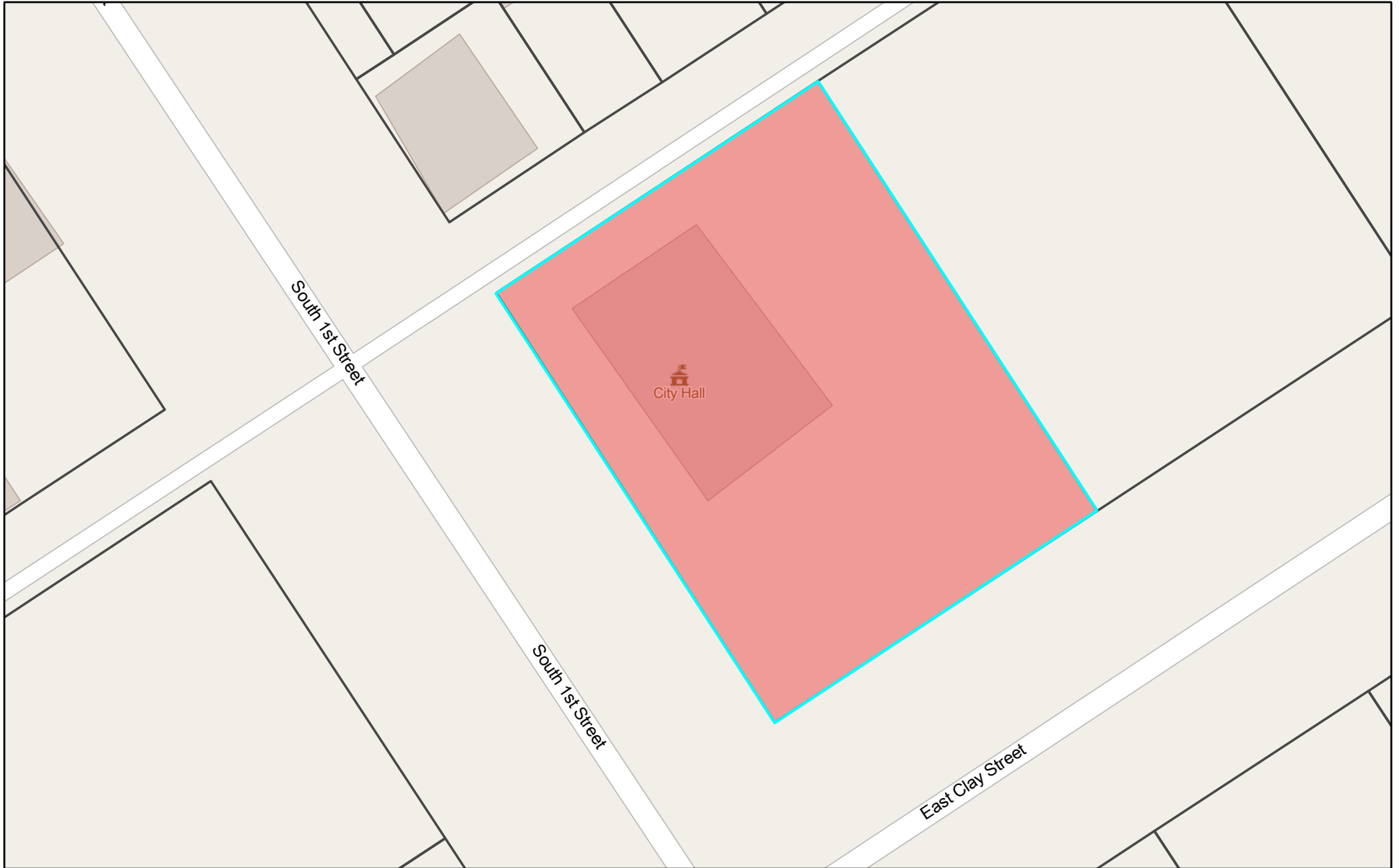
Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2020	N/A	N/A	N/A	N/A	N/A
2019	\$150,000	\$66,420	\$0	\$216,420	\$0
2018	\$150,000	\$66,420	\$0	\$216,420	\$0
2017	\$150,000	\$66,420	\$0	\$216,420	\$0
2016	\$150,000	\$66,420	\$0	\$216,420	\$0
2015	\$150,000	\$66,420	\$0	\$216,420	\$0
2014	\$150,000	\$64,800	\$0	\$214,800	\$0
2013	\$150,000	\$64,800	\$0	\$214,800	\$0
2012	\$150,000	\$64,800	\$0	\$214,800	\$0
2011	\$150,000	\$64,800	\$0	\$214,800	\$0
2010	\$150,000	\$64,800	\$0	\$214,800	\$0
2009	\$0	\$51,840	\$0	\$51,840	\$0
2008	\$0	\$51,840	\$0	\$51,840	\$0
2007	\$0	\$51,840	\$0	\$51,840	\$0
2006	\$0	\$51,840	\$0	\$51,840	\$0
2005	\$0	\$32,400	\$0	\$32,400	\$0
2004	\$0	\$32,400	\$0	\$32,400	\$0
2003	\$0	\$32,400	\$0	\$32,400	\$0
2002	\$0	\$32,400	\$0	\$32,400	\$0
2001	\$0	\$32,400	\$0	\$32,400	\$0
2000	\$0	\$32,400	\$0	\$32,400	\$0





Payout Agreement

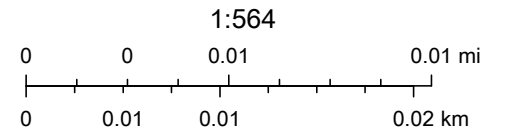
No payout information available..

ArcGIS WebMap



6/25/2020, 9:01:48 AM

-  Taxlots
-  Public Owned Parcels
-  City Limits
-  CITY OF DAYTON



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Chapter 2.06

SALE, DISPOSITION OR LEASE OF SURPLUS REAL PROPERTY

Sections:

2.06.020 Policy and procedures for disposition of city surplus real property.

2.06.040 *Repealed.*

2.06.080 Surplus real property resolution.

2.06.100 Sale procedure.

2.06.120 *Repealed.*

2.06.160 *Repealed.*

2.06.200 *Repealed.*

2.06.220 Trade of surplus real property.

2.06.240 Lease of surplus public property.

2.06.260 Utility property – Intergovernmental sale or lease over \$50,000.

2.06.020 Policy and procedures for disposition of city surplus real property.

A. Policy. The city council declares that it is in the public interest for real property held by the city to be returned to the tax rolls if it is not needed for some present or future municipal use and if it can be sold for a reasonable return. It is therefore the policy of the city to dispose of all real property in which the city holds a fee interest, where such property is surplus to its current or future needs, and where such disposition would afford the city a reasonable return from the transaction. For purposes of this chapter, “reasonable return” means sale for tangible and intangible consideration equal to, or greater than, the appraised fair market value. For purposes of this chapter, “surplus property” means both real property for which the city has no current or future need, as well as real property, which, if disposed of, would be put to a higher or better use for the community at large, which property has been determined to be surplus by the city council.

B. Procedures. Real property declared surplus may be disposed of for a reasonable return or to benefit the public interest by sealed bid, auction, negotiated sale or special disposition process.

C. **Special Disposition Process.** In cases where the public interest in a maximum financial or economic return is outweighed by the public benefit, due to factors such as (by way of illustration and not limitation) the unique character or development potential of a given property or use for a public benefit purpose such as affordable housing, the city manager may recommend for city council approval the disposal of property by a special disposition process which may include disposal for less than the appraised fair market value or for other cognizable forms of consideration in addition to or in lieu of monetary payment to the city. The special disposition process may include (without limitation) sale or transfer by any of the methods set forth in this section, options to purchase, lease purchase transactions, or other commonly used, commercially reasonable means of disposal. Approval for special disposition of property under this section shall include written findings of the city council setting out and supporting the basis for the city council's decision that the public benefit of disposal pursuant to this section outweighs the public interest in a maximum financial or economic return. [Ord. 4812 § 1, 2018; Ord. 4748 § 1, 2016.]

2.06.040 Authority for conveyance.

Repealed by Ord. 4748. [Ord. 188 § 1, 1893.]

2.06.080 Surplus real property resolution.

A. Real property owned by the city may be declared surplus by the city council after the following procedures have been completed:

1. The city manager shall include the following information in the staff report to council for each parcel under consideration:
 - a. Description of the subject parcel's size, general location, and legal description;
 - b. Description of the circumstances under which the subject parcel was obtained;
 - c. Description of what funds were used to initially acquire the subject parcel;
 - d. Recommendation as to which fund the proceeds from its sale, if any, should be credited;
 - e. History of municipal use, if any, or uses for which it might be held;
 - f. Value of the subject parcel and whether further appraisal before sale is recommended and the type of appraisal required per ECC [2.06.100\(A\)\(2\)](#);
 - g. Whether the subject parcel is only usable by abutting owners or is marketable;

- h. Whether special consideration ought to be given to some other public agency that has a use for the subject parcel;
- i. Whether the subject parcel should be sold at auction, by sealed bid, or by negotiation;
- j. Recommendation as to whether any special covenants or restrictions should be imposed in conjunction with sale of the subject parcel;
- k. For land acquired for public utility purposes, whether the land is no longer required to provide continued public utility service; and
- l. Whether the subject parcel should be transferred for a public benefit purpose as provided in RCW [39.33.015](#), as now existing or hereafter amended.

2. A public hearing shall be held to consider the surplus declaration for the subject parcel. Notice of said hearing shall be published in the city's official newspaper and mailed to all property owners within 500 feet of the subject parcel not less than 10 days or more than 25 days prior to the hearing.

B. Following the public hearing, the council shall determine whether the subject parcel shall be declared surplus. Any declaration of surplus property shall be made by resolution. The resolution shall also make the following determinations:

- 1. Whether the subject parcel should be sold by sealed bid, at auction, through a negotiated sale, or through a transfer for a public benefit purpose as provided in RCW [39.33.015](#), as now existing or hereafter amended;
- 2. Whether special covenants or restrictions should be imposed as a condition of the sale; and
- 3. The minimum acceptable price, if any, in accordance with ECC [2.06.020\(B\)](#) and [2.06.100](#). [Ord. 4812 § 1, 2018; Ord. 4748 § 1, 2016; Ord. 188 § 2, 1893.]

2.06.100 Sale procedure.

The following procedures and requirements shall apply to the sale of surplus property:

A. Determination of Value/Minimum Acceptable Price.

- 1. If the city has a sufficient and acceptable appraisal of the subject property, no additional appraisal shall be required.

2. If an acceptable appraisal is not available, the city manager shall obtain a:

- a. Limited opinion of value for properties under \$25,000;
- b. Short form appraisal report for properties under \$50,000; or
- c. Full narrative appraisal report.

B. Sale by Bid or Auction. In the event the subject parcel is to be disposed of by sealed bid or by auction, the following notification procedures shall be followed:

1. A notice of the city's intent to dispose of the subject parcel shall be conspicuously posted on the property no less than two weeks prior to the date set for the close of bids or the date set for the auction.
2. Notice shall be published in the city's official newspaper at least once each week for three consecutive weeks preceding the deadline for the submittal of sealed bids or the public auction. All notices shall include a description of the subject parcel, the procedure by which the subject parcel is to be disposed of, any earnest money deposits which must be made and the minimum price that will be accepted.

C. Negotiated Sale. If the subject parcel can only be put to its highest and best use when aggregated with an abutter's property because of its size, shape, topography, or other restriction, the subject parcel may be negotiated for sale to the abutter, provided:

1. The abutter is willing to purchase for the fair market value of the subject parcel as determined under subsection (A) of this section;
2. If more than one qualifying abutter expresses interest in purchasing the subject parcel, the city council may solicit sealed bids from all; and
3. A person shall not be deemed to be an abutter if a right-of-way separates his property from the subject parcel unless the purchase will allow a higher and better use of the abutter's property.

D. Earnest Money/Time to Closing.

1. Disposition by Sealed Bid or Auction. Where a subject parcel is sold by sealed bids or auction, any and all bids submitted must be accompanied by a bid deposit in the form of a cashier's check payable to the city of Ellensburg in the amount of five percent of the bid or \$5,000, whichever is greater. Such deposit accompanying the successful bid shall be deposited

into an administrative trust account until closing on the purchase of the parcel and payment of the remaining amount of the purchase price shall be made within 30 days. In the event the purchaser is unable to pay the remaining amount within the required time, the earnest money deposit shall become nonrefundable as liquidated damages; provided, however, that the purchaser may deposit an additional \$5,000 extension fee, in which case the time to make full payment shall be extended for an additional 30 days. In the event full payment is not made by the conclusion of the additional period, all deposits shall be retained as liquidated damages for lost time and expense. The city council reserves the right to waive any irregularities in the bid process.

2. Disposition by Negotiated Sale. Where property is sold by negotiated sale, the purchaser shall deposit earnest money into escrow in the amount of \$5,000 or five percent of the sale price, whichever is greater, within three business days of execution of a purchase and sale agreement for the purchase of the subject parcel. Earnest money forfeitures and sale extensions under subsection (D)(1) of this section shall apply.

E. Form of Conveyance. All conveyances shall be made by quitclaim deed or such other form of conveyance and upon such terms as determined by the city attorney.

F. Closing Costs. All closing costs, exclusive of deed preparation, shall be borne by the purchaser including, but not limited to, survey work, title insurance if desired, recording costs, and escrow fees if applicable.

G. Transfer for Public Benefit Purpose. The provisions of subsections (A) through (F) of this section are not required for transfers of surplus utility property for public benefit purpose as provided in RCW [39.33.015](#), as now existing or hereafter amended. [Ord. 4812 § 1, 2018; Ord. 4748 § 1, 2016.]

2.06.120 Deed, form and contents.

Repealed by Ord. 4748. [Ord. 188 § 3, 1893.]

2.06.160 Public hearing – Considerations.

Repealed by Ord. 4748. [Ord. 3621 § 1, 1988; Ord. 3018 § 1, 1974.]

2.06.200 Public hearing – Notice – Resolution adoption.

Repealed by Ord. 4748. [Ord. 3621 § 2, 1988; Ord. 3018 § 2, 1974.]

2.06.220 Trade of surplus real property.

Surplus real property may be traded under the following conditions:

- A. If the city manager determines that the disposal of real property declared surplus under this chapter could realize greater benefit to the city through consideration other than cash, the city manager may invite prospective purchasers to tender consideration of cash and/or property. Upon receipt of a bid or offer tendering in-kind consideration, and prior to accepting such bid or offer, the city manager shall make a report to the city council during a formal meeting setting forth the benefits of such a transaction.
- B. Before accepting any bid or offer containing in-kind consideration, an adequate appraisal shall have been made by a qualified independent appraiser.
- C. If the city council finds that the bid or offer containing the in-kind consideration has more value or benefit to the city than any other bid or offer submitted, the city manager may accept the bid or offer containing in-kind consideration. [Ord. 4812 § 1, 2018; Ord. 4748 § 1, 2016.]

2.06.240 Lease of surplus public property.

The city manager may authorize the lease or sublease of any property, including real property, under such terms and conditions as the city manager may deem desirable, fair and appropriate, either by use of negotiations or bidding in the best interests of the city, or a transfer for a public benefit purpose as provided in RCW [39.33.015](#), as now existing or hereafter amended. Leases of real property shall not be granted for a period, including options or extensions, of more than five years and/or over \$25,000 in value unless authorized by the city council. [Ord. 4812 § 1, 2018; Ord. 4748 § 1, 2016.]

2.06.260 Utility property – Intergovernmental sale or lease over \$50,000.

- A. Prior to the sale or lease of city public utility real property, the city council shall, by resolution, surplus and authorize the sale or lease of said property following a public hearing pursuant to the provisions of RCW [35.94.040](#); and
- B. Prior to the sale or lease of surplus city property having an estimated value of more than \$50,000 to another governmental entity, the city council shall hold a hearing following notice pursuant to the provisions of RCW [39.33.020](#).
- C. The provisions of subsections (A) and (B) of this section shall not be required for transfers of surplus property for a public benefit purpose as provided in RCW [39.33.015](#) and [35.94.040\(3\)](#), as now existing or hereafter amended. [Ord. 4812 § 1, 2018; Ord. 4748 § 1, 2016.]

The Ellensburg City Code is current through Ordinance 4846, passed January 6, 2020.

Disclaimer: The City Clerk's office has the official version of the Ellensburg City Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.ci.ellensburg.wa.us/>

City Telephone: (509) 925-8614

[Code Publishing Company](#)

RESOLUTION NO. 2020 - 01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELLENSBURG declaring as surplus to the City of Ellensburg's needs the real estate consisting of one parcel described below in more detail that total approximately 3.00 acres, known as the "Bender-Water Street Parcel," for the purpose of being developed as affordable housing.

WHEREAS, the subject property commonly known as the Bender-Water Street Parcel located at the intersection of Bender Road and Water Street in Ellensburg, Washington, and is legally described as:

Parcel No. 541133:

That portion of the West Half of the Southwest Quarter of the Northeast Quarter of Section 26, Township 48 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at a point on the West boundary line of said subdivision, which is on the centerline of the right of way of the County Road, running along the South boundary line of said subdivision, and running thence North along said West boundary line of said subdivision, 626.13 feet; thence East, at right angles thereto, 208.71 feet; thence South, parallel with the West boundary line of said subdivision, 626.13 feet; and thence West, along the center line of the County road, 208.71 feet, more or less, to the point of beginning

EXCEPTING THEREFROM, the right of way of said County Road;

and

WHEREAS, there is a significant need for affordable housing in the City for those households with incomes under 80 percent of area median income (AMI); and

WHEREAS, RCW 39.33.015 authorizes state or local governments to dispose of surplus property at no cost to the grantee for the development of affordable housing; and

WHEREAS, public notice of the hearing was first published in accordance with the provisions of ECC 2.07.080(A)(2); and

WHEREAS, the City Council hereby finds the Bender-Water Street Parcel to be surplus to the City's needs and no longer required for municipal purposes, and that disposition of each lot shall be through a process to be administered by the City Manager and consistent with Chapter 2.07 ECC and will best serve the common public benefit;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ellensburg, Washington, as follows:

Section 1. The real property commonly known as the Bender Road-Water Street parcel, except property and easements reserved for utilities, are hereby declared surplus to the City of Ellensburg's needs and are no longer required for providing municipal services.

Section 2. The means of disposal for all surplus property identified in this Resolution shall be by a no cost transfer to grantees conditioned upon development as affordable housing for the public benefit in conformance with RCW 39.33.015.

Section 3. The Mayor and/or City Manager are hereby authorized to execute any and all documents necessary to effectuate the property exchange described in Section 2 above.

ADOPTED by the City Council of the City of Ellensburg this 6th day of January, 2020.

Mayor

Attest:



City Clerk