

Dayton City Planning Commission

Regular Meeting—Agenda

Tuesday, December 18th, 2018 at 6:30 PM

114 South 2nd Street, Dayton, Washington 99328



1. Call to Order
2. Roll Call and Establish Quorum
3. Review of Minutes
 - a. November 27th, 2018
4. Communications from Citizens
5. Public Hearings
 - a. 6:35 pm – Cooperative Parks Master Plan
6. Old Business
 - a. Comprehensive Plan Update
 - b. Continued discussion on infill development and incentive zoning
 - i. Introduction, discussion on draft incentive options for implementation into Dayton Municipal Code
 - c. Vision/mission statements report
 - i. To be introduced to council on 12/19/2018—will update DPC at next regular meeting
7. New Business
 - a. 2020 Comprehensive Plan Update: Docket Items
 - i. Review of updated docketing procedures
 - ii. Review of updated Countywide Planning Policies
8. Adjournment
 - a. Next meeting: Tuesday, January 16th, 2018

Dayton City Planning Commission

Special Meeting—Minutes

Tuesday, November 27th, 2018 at 6:00 PM

114 South 2nd Street, Dayton, Washington 99328



1. Call to Order
 - a. Chair Byron Kaczmarski called to order the special meeting of the Dayton Planning Commission at 6:24 pm.
2. Roll Call and Establish Quorum
 - a. Members present: Byron Kaczmarski, Ashly Beebe, and Kathryn Witherington
Others present: Meagan Bailey, Planning Director
3. Review of Minutes
 - a. October 16th, 2018
 - i. A motion was made by Witherington and seconded by Beebe to approve the October 16th, 2018 meeting minutes as presented. Motion carries.
4. Communications from Citizens
 - a. None.
5. Public Hearings
 - a. None scheduled
6. Old Business
 - a. Comprehensive Plan Update
 - i. Bailey provided a condensed update on the Comprehensive Plan Public Participation Plan, and reminded the Planning Commission of the Initial Open House meeting scheduled for Thursday, November 29th, 2018 at 7:30 pm at the Youth Building.
 - b. Continued discussion on infill development and incentive zoning
 - i. Bailey has nearly completed the final draft for Planning Commission review and will present at the next meeting.
 - c. Continued discussion on vision/mission statement
 - i. Bailey is to introduce the list of idea per last month's meeting minutes to council for their initial input. Bailey will also request council input on

taking the options to a poll to gauge public interest and comment.

7. New Business

- a. Mayor appointment of new members: Kari Dingman and Alicia Walker
 - i. Both new members will begin attending the meetings in December, 2018.
- b. Updated Parks Plan—final for review
 - i. A motion was made by Witherington and seconded by Beebe to schedule a public hearing to take testimony for or against the proposed amendments on the Cooperative Park Master Plan on December 18th, 2018. Motion carries. *A public hearing has been scheduled for December 18th, 2018 at 6:35 pm.*

8. Adjournment

- a. A motion was made by Beebe and seconded by Witherington to adjourn the special meeting of the Dayton Planning Commission at 6:43 pm. Motion carries—meeting adjourned.
- b. Next meeting: December 18th, 2018 at 6:30 pm

Approved, December 18th, 2018

Byron Kaczmariski, Planning Commission Chair Date

Attest:

Meagan Bailey, Planning Director

Cooperative Park Master Plan

Columbia County

City of Dayton

Port of Columbia

Town of Starbuck



Columbia County, Washington

Adopted 2018 Master Parks Plan Update

Columbia County – December, 2018

City of Dayton – December, 2018

Port of Columbia – December, 2018

Town of Starbuck – January, 2019

TABLE OF CONTENTS

Introduction	3
Approval	4
Background & History	5
Park & Recreation Types	6
Countywide Inventory	7
Public Involvement & Needs Analysis	13
Cooperative Mission, Goals & Priorities	14
Columbia County	
Inventory	15
Goals & Priorities	17
Level of Service Map	18
Capital Improvement Plan	19
City of Dayton	
Inventory	21
Goals & Priorities	25
Level of Service Map	30
Capital Improvement Plan	31
Port of Columbia	
Inventory	35
Goals & Priorities	37
Capital Improvement Plan	38
Town of Starbuck	
Inventory	39
Goals	42
Level of Service Map	43
Capital Improvement Plan	44
Cooperative Next Steps	45
Appendices	
A: Stakeholder Interviews & Survey Results	46

INTRODUCTION

PLANNING PROCESS

Columbia County in southeast Washington is rich with parks and recreation facilities and opportunities. The county is composed of prairies and forests, rivers and mountains. The county provides the community with a wide range of recreational activities, but also strives for more. In 2013, Columbia County, the City of Dayton, and the Port of Columbia came together to update all three of their Parks and Recreation Master Plans and to create a single document to be referenced in their comprehensive plans. The Town of Starbuck, located in Columbia County, was included as an appendix in the original plan. Starbuck actively participated in the 2018 update and requested to be formally included in the plan.

The following document was created with the help of students from Eastern Washington University, the four jurisdictions, stakeholders, and the community. This document was designed to serve three primary purposes: to create a consolidated inventory of parks and recreation lands, to identify and plan for the future recreational needs of the public, and to provide each jurisdiction with a Parks and Recreation Element in their comprehensive plans to be referenced for funding opportunities.

APPROVAL

2018 Updated Cooperative Park Master Plan Adopted by:

Columbia County on December 17th, 2018

City of Dayton on December 19th, 2018

Port of Columbia on December 12th 2018

Town of Starbuck on January 8th, 2019

This copy of the Columbia County Cooperative Park Master Plan is the adopted plan including all edits and updates from the Port of Columbia, City of Dayton, Columbia County and the Town of Starbuck.

The original approval process required a SEPA determination, public approval for each jurisdiction, followed by consideration to formally adopt the plan by the Columbia County Commissioners, Dayton City Council, and the Port of Columbia Board of Commissioners.

The 2018 update also involved public input opportunities for each jurisdiction, followed by the plan's formal adoption by the Columbia County Commissioners, Dayton City Council, Town of Starbuck City Council, and the Port of Columbia Board of Commissioners.

For more information please contact:

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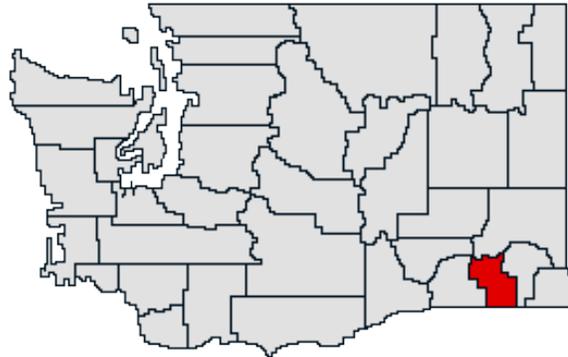
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BACKGROUND & HISTORY

LOCATION & POPULATION



Columbia County is located in southeast Washington, bordering Whitman County to the north, Walla Walla County to the west, Garfield County to the east, and the state of Oregon to the south. The county has two population centers, the City of Dayton, and the Town of Starbuck. Dayton has a population of 2,526 and Starbuck 129, based on the 2010 census. The county has a total population of 4,078.



IMPORTANCE OF HISTORY

The history of Columbia County is apparent in many of the parks and recreation opportunities. Columbia County was one of the first places settlers came to in Washington. Lewis and Clark camped east of where Dayton is today on their return trip. This rich history is evident in many of the parks and recreation sites and is a point of pride to the people of Columbia County.

PARK & RECREATION TYPES

Columbia County has a wide variety of parks and recreation features serving the local community and visitors seeking outdoor/wilderness or “Historic Dayton” experiences. This inventory includes local, state, federal, non-profit, and privately owned parks and recreation facilities providing a wide spectrum of opportunity that exists in the community.

Three types of parks and recreation facilities are present in Columbia County:

COMMUNITY PARK

Community Parks serve the immediate population in the area. Community Parks vary in size from less than one acre to about four acres. These parks are ideally located within a half mile of residential areas and are safely accessible by walking. At a minimum, Community Parks should have open space and playground equipment.

REGIONAL PARK

Regional Parks serve the entire county and offer recreational opportunities to residents and tourists. In Columbia County, Regional Parks are between two and several thousand acres. These parks offer several different park and recreational opportunities to serve a broad spectrum of the public.

SPECIAL USE FACILITY

These facilities or features are intended to serve specific recreational needs. The size and location of Special Use Areas varies according to use. Special Use Areas include trailheads, snow-parks, ball field complexes, campgrounds, and other specific recreation facilities.

COUNTYWIDE INVENTORY

Parks and Recreation land and facilities owned by Columbia County, the City of Dayton, the Town of Starbuck, and the Port of Columbia are separated into their own section in the document. The following inventory list shows these lands, while also including publicly and privately owned recreation lands within the county. The purpose of this inventory is to provide the public with a directory of parks and recreation facilities to be used in the creation of guidebooks and maps, and/or made available for online access. Condition was determined by site visit and website information.

Name	Type	Location	Operating Agency	Features	Size	Condition
Athletic Fields	Special Use Area	Dayton – West of Touchet River	Dayton School District	Baseball, Football, Track	11 acres	Good
Boldman House Museum	Special Use Area	Dayton	Dayton Historical Depot Society	Museum, Interpretive Information	Two structures .33 acres	Good
Caboose Park	Community Park	Dayton	City of Dayton	Caboose, Playground	.5 acres	Good
Camp Nancy Lee	Special Use Area	County	Kiwanis Club of Dayton	Cabin	Unknown	Fair
Camp Touchet	Special Use Area	County	Columbia Basin Baptist Association	Private Party Use, Overnight Facilities	80 acres	Good
Camp Wooten State Park	Regional Park	County	Washington State	Cabins, Day Use, Swimming, Fishing, Hiking, Tennis, Canoeing, Private Parties	40 acres	Good
Columbia County Fairgrounds	Regional Park	County	Columbia County	Horse Track, Tack, Pavilions	26 acres	Fair
Columbia County Shooting Association	Special Use Area	County	Private	Open Shooting Range – 100 Yard	5 acres	Good
Dayton Elementary School	Special Use Area	Dayton	Dayton School District	Playground, Softball, Open Space	2.73 acres	Good

Name	Type	Location	Operating Agency	Features	Size	Condition
Dayton High School	Special Use Area	Dayton	Dayton School District	Outdoor Basketball, Indoor Gym, Playfield	3.6 acres	Fair- some areas need improvement
Dayton Historic Train Depot	Special Use Area	Dayton	Dayton Historical Depot Society	Museum, Courtyard, Interpretive Information	2 buildings .5 acres	Good
Eckler Mountain Sno-Park	Special Use Area	County	Columbia County	Snowmobiling, Snowshoeing, Cross County Skiing, Parking	56 miles of trails	Good
Flour Mill Park	Community Park	Dayton	Banner Bank	Gazebo, Art, Interpretive Signs	1.4 acres	Good
Godman Trailhead & Campground	Special Use Area	County	U.S. Forest Service	Camping, Picnic Tables, Parking, Toilet, Trail Access	West Butte Trail	Good
Historic Dayton Pathway	Special Use Area	Dayton	City of Dayton	Pathway, Art	2 blocks	Good
Ladybug Campground	Special Use Area	County	U.S. Forest Service	Hunting, Hiking, Camping, Toilets, Picnic Tables	Wenaha-Tucannon Wilderness	Good
Lake Bryan	Regional Park	County	Multi-jurisdictional, Army Corps of Engineers	Boating, Kayaking, Canoeing, Swimming, Fishing	60 acres	Good
Last Resort	Special Use Area	County	Private	Camping, RV, Playground, Cabins, Access to Hunting, Hiking, Fishing	28 acres	Good
Lewis & Clark Trail State Park	Regional Park	County	Washington State	Camping, Day Use, Fishing, Swimming	37 acres	Good
Little Goose Dam & Lock	Regional Park	County	Army Corps of Engineers	Day Use, Visitor Center, Fish Ladder Viewing Area, Fish Cleaning Facility	2 acres	Good

Name	Type	Location	Operating Agency	Features	Size	Condition
Little Goose Landing	Regional Park	County	Army Corps of Engineers	Day Use, Camping, Boat Launch, Fishing	2 acres (+ access to 60 acres)	Good
Lyons Ferry Marina	Regional Park	County	Port of Columbia	Camping, RV, Day Use, Dog Park, Marina, Fishing, Store, Restaurant	17 acres	Fair- some areas need improvement
Meadow Creek Trailhead	Special Use Area	County	U.S. Forest Service	Off Road Vehicle Trails, Equestrian Facilities, Parking, Toilet, Picnic Tables, Mountain Biking	Meadow Creek Trail 3miles	Good
Middle Point Trailhead	Special Use Area	County	U.S. Forest Service	Challenging trail with waterfall and scenic vistas	5.5 mile round trip hiking trail	Good
Palus Artifact Museum	Special Use Area	Dayton	Blue Mountain Heritage Society	Museum, Interpretive Information	1 building .15 acres	Good
Panjab Trailhead & Campground	Special Use Area	County	U.S. Forest Service	Trail Access, Wildlife Viewing, Equestrian Facilities, Fire Rings, Toilets, Parking, Camping	Panjab Trail 5 miles	Good
Patit Creek Campsite	Special Use Area	County	Dayton Development Task Force	Interpretive Signs, Open Space	20 acres	Good
Pietrzycki City Park Complex	Regional Park	Dayton	City of Dayton	See Below	22.03 acres	See Below
<ul style="list-style-type: none"> Dayton (Pietrzycki) City Park (Main Park Area) 	Regional Park	Dayton	City of Dayton	Playground, Open Space, Day Use Picnic Area, Tennis, Exercise Stations, Skate Park, Garden, Pickle Ball	6.18 acres	Fair- some areas need improvement

Name	Type	Location	Operating Agency	Features	Size	Condition
• Dayton City Pool	Special Use Area of Regional Park	Dayton	City of Dayton	Outdoor Pool	.7 acres	Fair Condition
• Dayton Juvenile Fish Pond and Frisbee Golf	Special Use Area of Regional Park	Dayton	City of Dayton	Frisbee Golf, Juvenile Fishing and Parking	15.15 acres	Good – Needs ADA Access
Rattlesnake Trailhead	Special Use Area	County	U.S. Forest Service	Parking, Trail Access, Toilet, Wildlife Viewing	Rattlesnake Trailhead 2.5 miles	Good
Rock Hill Trailhead	Special Use Area	Dayton	Port of Columbia	Hiking Trail	1.5 mile loop	Good
Sawtooth Trailhead	Special Use Area	County	U.S. Forest Service	Parking, Trail Access, Wildlife Viewing	Sawtooth Trail 14 miles	Good
Ski Bluewood	Special Use Area	County	Private	Skiing, Cross County, Hiking, Day Use	400+ acres	Good
Slick Ear Trailhead	Special Use Area	County	U.S. Forest Service	Limited Parking, Trail Access, Wildlife Viewing	Slick Ear Trail 1.5 miles	Good
Smith Hollow School House	Special Use Area	Dayton	Blue Mountain Heritage Society	Museum, Interpretive Information	1 building .74 acres	Good
Snake River	Regional Park	County	Natural Resource, Multi-jurisdictional	Boating, Kayaking, Canoeing, Swimming, Fishing	23.2 miles (within the county)	Good
Sports Complex	Special Use Area	Dayton	City of Dayton	Baseball, Softball	5.02 acres	Good
Starbuck Bell Park	Special Use Area	Starbuck	Town of Starbuck	Historic Bell and Picnic Tables	.25 acre	Fair
Starbuck School	Special Use Area	Starbuck	Starbuck School District	Playground, Baseball, Basketball, Open Space	2 acres	Good
Starbuck Jail Park	Special Use Area	Starbuck	Town of Starbuck	Historic Jail and Public Restroom	5,000 Sq. Ft.	Fair

Name	Type	Location	Operating Agency	Features	Size	Condition
Starbuck Railroad Park	Community Park	Starbuck	Town of Starbuck	Sports Court, Slide, Open Space	2 acres	Fair
Starbuck Tucannon River Park	Community Park	Starbuck	Town of Starbuck	Swing Set, Open Space	.5 acre	Fair
Teepee Trailhead	Special Use Area	County	U.S. Forest Service	Toilet, Parking, Trail Access, Wildlife Viewing, Equestrian Trails and Trailer Parking	East Butte Trail, Mt. Misery Trail, Turkey Creek Trail, Smooth Ridge Trail	Good
Tenacum Timbers	Special Use Area	County	Latter Day Saints	Private Party Use, Overnight Facilities	Unknown	Good
Texas Rapids	Regional Park	County	Army Corps of Engineers	Day Use, Primitive Camping, Boat Launch, Fishing	2 acres (+ access to 113 acres)	Good
Touchet Corral Sno-Park	Special Use Area	County	USFS	Snowmobiling, Snowshoeing, Cross County Skiing, Parking	56 miles of trails	Good
Touchet River	Special Use Area	County	Natural Resource, Multi-jurisdictional, Private	Inner-tubing Swimming, Fishing, Lewis & Clark Trail State Park	55 miles	Good
Touchet River Dike Path	Special Use Area	Dayton/County	City of Dayton, Columbia County	Biking, Walking, Horseback Riding	1.45 miles	Good
Touchet Valley Golf Course	Special Use Area	County	Columbia County	Golf	35 acres	Fair
Tucannon Campground	Special Use Area	County	U.S. Forest Service	Camping, Parking, Toilets, Trail Access, Picnic Tables	Wenaha-Tucannon Wilderness	Good

Name	Type	Location	Operating Agency	Features	Size	Condition
Tucannon Habitat Management Area	Regional Park	County	Army Corps of Engineers	Day Use, Wildlife Viewing, Hiking, Fishing & Hunting Access	30 acres	Good
Tucannon Lakes	Special Use Area	County	Washington Department of Fish and Wildlife	Fishing, Fly Fishing	8 lakes	Good
Tucannon River	Special Use Area	County	Natural Resource, Multi-jurisdictional	Kayaking, Canoeing, Swimming, Fishing	62 miles	Good
Tucannon River RV Park	Special Use Area	County	Private	RV Park, Showers, Restrooms	33 Full Hookups	Good
Twin Buttes Trailhead	Special Use Area	County	U.S. Forest Service	Picnic Tables, Toilets, Parking, Trail Access, Fire Rings, Wildlife Viewing	Grizzly Bear Trail, East Butte Trail	Good
Umatilla National Forest	Regional Park	County	US Forest Service	Camping, Hiking, Snowmobiling, Cross Country Skiing, Snowshoeing, Mountain Biking, Fishing	1,406,513 acres (includes land outside the county)	Good

PUBLIC INVOLVEMENT & NEEDS ANALYSIS

PUBLIC INPUT

A variety of methods were used to garner input for the original Cooperative Park Master Plan.

A total of 13 stakeholders participated in discussion-style interviews to uncover areas of concern, interest and to pinpoint the area's best parks and recreational assets.

Public input was also gathered at two community events via a "dot exercise" and written surveys. The data was used to help understand public perception of parks and recreation in the county as a whole.

Detailed results may be found in the Public Involvement & Needs Analysis chapter of the 2014 Cooperative Park Master Plan. An overall analysis is provided below.

ANALYSIS OF SURVEYS

The public surveys conducted at Turkey Bingo, the basketball game, via survey monkey, and by mail-in provided the three jurisdictions with the necessary information on the needs and wants of the community. This information combined with the feedback from stakeholders helped formulate multi-jurisdictional goals and priorities for Columbia County as well as more specific goals and priorities for Columbia County, City of Dayton, and Port of Columbia.

Findings in the public surveys showed the county has a wide variety of available parks and recreation facilities available. The community overall feels there are adequate parks and moderate adequacy in recreation opportunities.

Stakeholders and members of the community identified areas that need improvement or additions through the written survey and through the dot exercise. The residents of Columbia County surveyed were most interested in adding an indoor swimming pool. They also would like to see a large community recreation center to provide meeting and event space, as well as space for indoor sports activities. The members of the county also showed their support for outdoor recreation activities and would like to see them expanded. One of the main concerns of the county is providing information to residents and visitors about where parks and recreation facilities are located.

COOPERATIVE MISSION, GOALS, & PRIORITIES

Utilizing the information gathered through the stakeholder interviews, the two public surveys, the online survey, and the mail-in survey, the jurisdictions formed this mission, goals, and priorities. These are meant to be a guiding vision for the cooperation between the jurisdictions to fulfill the needs and desires of Columbia County residents. In the following sections addressing each individual jurisdiction, the demands and needs assessed using public involvement were translated into goals, priorities, and capital improvement plans.

MISSION

The mission of our multi-jurisdictional plan is to provide a framework for development, maintenance, and promotion of parks and recreation amenities within Columbia County.

GOALS

- Increase recreational opportunities, which promote tourism to spur economic development.
- Meet the parks and recreation needs of the county residents.
- Provide equitable access to parks and recreation opportunities.
- Improve and promote existing parks and recreation.
- Regularly review parks and recreation facilities and services to evaluate maintenance requirements and to accommodate the future needs of the community.

PRIORITIES

- Continue to develop recreation paths and trails in cooperation with the Blue Mountain Regional Trails Plan, adopted by the Walla Walla Valley MPO/SRTPO and Palouse RTPO, in February 2018.
- Develop a recreation map.
- Maintain recreation access to major waterways and state and federal lands.

Columbia County



COLUMBIA COUNTY INVENTORY

Columbia County provides a diverse land for parks and recreation. The variety of recreational opportunities gives county residents many options, if they have access to and knowledge of them. Approximately 1500 Columbia County residents live in the county, outside the incorporated areas of Dayton or Starbuck. These residents have a high interest in the recreation opportunities the county provides. While there are several private park and recreation areas in the county, Columbia County only owns and operates the two following facilities located on the outskirts of Dayton, as well as Eckler Mountain Sno-Park.

COLUMBIA COUNTY FAIRGROUNDS

The Columbia County Fairgrounds is located just outside of Dayton. The Fairgrounds includes a horse track and pavilions. The 26-acre property hosts a variety of events and recreation activities year round. Friends of the Columbia County Fairgrounds is composed of citizens interested in working with the County to update, maintain and improve fairgrounds facilities.

TOUCHET VALLEY GOLF COURSE

Adjacent to the Columbia County Fairgrounds is the Touchet Valley Golf Course. The 35-acre golf course is partially in Dayton and partially in county land just outside the city limits. The nine-hole course features 2,931 yards of golf from the longest tees for a par of 36. The course rating is 35.5 and it has a slope rating of 122. The fairways are open but tree lined, and the small greens are flat.



TOUCHET RIVER DIKE PATH

The Touchet River Dike Path is a special use area pathway that runs along the Touchet River in Dayton and in Columbia County south of the city. It is intended for bike and pedestrian use. The dike and path were constructed as a form of flood protection to preserve residential and commercial assets in the event of a flood.

COLUMBIA COUNTY GOALS & PRIORITIES

After evaluating the public surveys, Columbia County created the following list of Goals and Priorities for parks and recreation:

GOALS

- To maintain and improve access to available recreation areas and activities for residents and tourists.
- Increase the visibility of available recreation areas and activities through a regional recreation map/brochure.
- Maintain acceptable levels of service for county-owned recreation facilities.
- Explore the viability of a bike/pedestrian path from Dayton to Waitsburg and of a Community Recreation Center.
- Work with landowners who are interested in creating or improving recreational opportunities.

PRIORITIES

- Fairgrounds upgrades, connectivity, and usage.
- Golf course upgrades (irrigation) and visibility.
- Levee path maintenance.

COLUMBIA COUNTY LEVEL OF SERVICE MAP



Legend

- Parks & Rec Areas

0 2 4 8 Miles

1	ATHLETIC FIELDS	27	PATIT CREEK CAMPSITE
2	BELL PARK	28	PIETRZYCKI CITY PARK COMPLEX
3	BLUEWOOD SKI RESORT	29	RAILROAD PARK
4	BOLDMAN HOUSE MUSEUM	30	RATTLESNAKE TRAILHEAD
5	BRYANT PARK	31	SAWTOOTH TRAILHEAD
6	CAROUSE PARK	32	SLICK EAR TRAILHEAD
7	CAMP NANCY LEE KIWANIS	33	SMITH HOLLOW HISTORIC SCHOOL HOUSE
8	CAMP TOUCHET	34	SNAKE RIVER
9	CAMP WOOTEN STATE PARK	35	SPORTS COMPLEX
10	COLUMBIA COUNTY GUN CLUB	36	STARBUCK JAIL
11	DAYTON ELEMENTARY	37	STARBUCK SCHOOL
12	DAYTON HIGH SCHOOL	38	TEEFEE TRAILHEAD
13	DAYTON HISTORIC TRAIL DEPOT	39	TEXAS RAPIDS PARK
14	ECKLER MTN SNO PARK	40	TIMACUM TIMBERS LDS CHURCH CAMP
15	FAIRGROUND MAIN ENTRANCE	41	TOUCHET CORRAL SNO PARK
16	FLOUR MILL PARK	42	TOUCHET RIVER
17	GODMAN TRAILHEAD & CAMPGROUND	43	TOUCHET RIVER DIKE PATH
18	LADYBUG CAMPGROUND	44	TOUCHET VALLEY GOLF COURSE
19	LAKE BRYAN	45	TUCANNON CAMPGROUND
20	LEWIS AND CLARK TRAIL STATE PARK	46	TUCANNON HABITAT MANAGEMENT AREA
21	LITTLE GOOSE DAM USACE CORP OF ENGINEERS	47	TUCANNON LAKES
22	LYONS FERRY MARINA	48	TUCANNON RIVER
23	MEADOW CREEK TRAILHEAD	49	TUCANNON RIVER PARK
24	MIDDLE POINT TRAIL	50	TUCANNON RV PARK
25	PALUS ARTIFACT MUSEUM	51	TWIN BUTTES TRAILHEAD
26	PANJAB CAMPGROUND	52	UMATILLA NATIONAL FOREST

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

COLUMBIA COUNTY CAPITAL IMPROVEMENT PLAN

The following chart shows the projects identified by Columbia County with completion expected by 2020. The Xs represent ideal completion dates. This chart is part of Columbia County's updated Capital Improvement Plan. (The Columbia County Commissioners, Planning Department and Columbia County Engineers agreed upon the projects listed in the Capital Improvement Plan after reviewing the information collected from public surveys.) The projects listed in the CIP were taken directly from the adopted CIP provided by the County Engineer and ranked by the County Planning Department after reviewing the surveys.

Project Name	Location	Estimated Completion Year	Estimated Cost	Possible Revenue/Funding Sources
Levee Pathway Maintenance	Dike	Ongoing	\$105,000	Capital improvement fund
Golf course irrigation – planning & engineering	Golf Course	2020	\$20,500	Rural excise sales tax fund
Golf course irrigation-construction	Golf Course	2021	\$650,000	Rural excise sales tax fund
Youth building remodel	Fairgrounds	2021	\$95,875	Rural excise sales tax fund
West Fairground RV park	Fairgrounds	2022	\$35,000	Rural excise sales tax fund
Fairground electrical upgrades	Fairgrounds	2019	\$\$35,000	Rural excise sales tax fund
Grandstand Drainage	Fairgrounds	2020	\$39,000	Rural excise sales tax fund
Fairgrounds midway improvement	Fairgrounds		\$250,000	Rural excise sales tax fund

Project Name	Location	Estimated Completion Year	Estimated Cost	Possible Revenue/Funding Sources
Dayton to Waitsburg bike path**	Multi-owned City and County	2021	\$6,500,000	WSDOT, state entities
Fairgrounds stormwater improvements	Fairgrounds	2018	\$75,000	Rural excise sales tax fund
Recreational facilities parking improvements		2022	\$190,000	Rural excise sales tax fund
West grandstand replacement	Fairgrounds	2022	\$1,200,000	Rural excise sales tax fund
East grandstand replacement	Fairgrounds	2023	\$165,000	Rural excise sales tax fund

** The Blue Mountain Region Trails Plan was complete and fully adopted by the Walla Walla Valley MPO/SRTPO and Palouse RTPO in February, 2018. The plan will unlock federal, state, and private grant funding opportunities to begin implementation. A 9.7 mile waking/biking path between Waitsburg and Dayton is listed in the plan as a short-term project, to be completed in years one through four of plan implementation.

City of Dayton



DAYTON INVENTORY

The character of the city parks are a reflection of the community's history and desire to honor Dayton's heritage. The following park descriptions explain the park lands currently owned and operated by the City of Dayton, as well as highlights of those parks owned or operated by non-profit and private interests. Today, the citizens of Dayton celebrate its rich past by inviting guests to enjoy the city and parks with walking tours, annual festivals, and home tours that display Dayton's continued commitment to preservation and restoration. For the added pleasure of our visitors, Dayton offers first class accommodations, fine dining and interesting shops. Dayton is also in close proximity to some of the most prestigious wineries in Washington. Natural wonders such as Palouse Falls and the Blue Mountains are within a short drive.

PIETRZYCKI CITY PARK

Pietrzycki City Park is the largest park in Dayton. This park has a total park area of 22 acres and is considered to be a regional park. There are many features within the park, including an outdoor pool, playground equipment, a Frisbee golf course, the juvenile fishing pond, baseball field, a day-use covered picnic area, tennis court, exercise stations, and a skate park. The location of this park provides access to the Touchet River Dike Path, the Touchet River, a foot bridge over the river to the Dayton School District athletic fields west of the river, and the Sports Complex south along the dike path.



DAYTON CITY POOL – Generally open June, July and August, the Dayton pool provided a variety of programs including: lap swim, swim team, lessons, aquacise, open swim, and night lap swim. The City closed the pool for the 2018 swim season after discovering cracks and heaving that could not be repaired in time for swim season. The facility is currently being assessed for repair and/or replacement options.

A Friends of the Dayton Community Pool group has formed and is submitting multiple grant applications for pool-related issues. The group is a nonprofit organization, operating under the umbrella of the Columbia County Community Network.

The Friends of the Dayton Community pool also secured grants from the Afterschool Program and the Blue Mountain Community Foundation, in 2018, to cover the costs of school bus transportation and free swim passes to send children to the Prescott Pool, 19 miles away. Columbia County Transportation provided free transportation for children not participating in the Afterschool Program.

JUVENILE FISHING POND - The fishing pond is located in Pietrzycki City Park. Each spring the pond is stocked with fish. Youth and adults with disabilities are encouraged to utilize this fishing area. This park area is considered a special use area within the regional park.

DAYTON DOG PARK

A fenced play area, featuring separate spaces for small and large dogs, shade, and fresh water, is located in Petriezsky Park, just south of the fishing pond. The park, a joint effort of the Friends of the Dayton Dog Park, the City of Dayton and many volunteers, opened in the fall of 2017.

SPORTS COMPLEX

The Sports Complex is located on the east side of the Touchet River, south of the Juvenile Fishing Pond and behind Dayton General Hospital. The Sports Complex has both a baseball field and softball field and is used for soccer in the fall. The Sports Complex covers a total of 5.02 acres.

TOUCHET RIVER DIKE PATH

The Touchet River Dike Path is a special use area that runs along the Touchet River in Dayton. This partially-paved pathway, intended for bike and pedestrian use, is 1.5 miles long..

CABOOSE PARK

Located on North 1st Street, one-half block north of Main Street, is Caboose Park which features a train caboose and children's playground equipment. Caboose Park covers a half-acre and is easily accessible from Historic Downtown Dayton on Main Street and the northeast residential area of the city. A \$65,000 Sherwood Trust Grant, awarded in 2018 will allow for future development to include landscaping, additional playground equipment and the possible addition of a splash pad.

FLOUR MILL PARK

Located on Main Street, this downtown Dayton park borders the Touchet River. The park is a wonderful place for visitors to stop for lunch in the park gazebo, view local art, or rest on park benches. The park also is a trailhead to the Touchet River Dike Path connecting to Pietrzycki Park. Public restrooms and parking are provided for visitors to the Historic Downtown Dayton.

DAYTON HISTORIC TRAIN DEPOT

Located east of Caboose Park, facing North 2nd Street, and adjacent to the railroad tracks, the Historic Dayton Train Depot has been preserved to showcase the history of Dayton and houses an historic museum and gift shop. The adjoining open courtyard serves Dayton residents and visitors with a Saturday's Market and music during the warm months and a shaded place to enjoy the outdoors on a hot summer day. Dayton's first year-round, ADA-compliant public restrooms, conveniently accessible to downtown visitors, were added in 2016.

BOLDMAN HOUSE MUSEUM

The Boldman House Museum and Garden has a mission to bring life to the family home of Miss Gladys M. Boldman through restoration, conservation, interpretation, and education. It is listed on the Local, State and National Historic Registers as the Brining/Boldman House. The original house was built in 1880 and started as a small three-room home. It is located at 410 North 1st Street on the north side of Dayton.

SMITH HOLLOW SCHOOL

The Blue Mountain Heritage Society renovated the historic Smith Hollow School as a museum showcasing the history of education in the county. The school was moved from its original site eight miles north of Dayton, on Smith Hollow Road, to its current location at 113 North Front Street in 2010. A cabin, built in 1898 for a soldier returning from the Spanish American War, was deconstructed and rebuilt on the site in 2018.

DAYTON GOALS & POLICIES

After conducting public surveys, the City of Dayton created the following list of Goals and Priorities:

GOAL 1: PARK & RECREATION PLANNING

Plan current and future parks and recreation facilities in a manner that is responsive to the needs of the community and accommodates future growth.

- Policy 1.1: Public input through citizen involvement shall be provided in all phases of parks planning.
- Policy 1.2: Regularly review parks and recreation facilities and services to evaluate maintenance requirements and to assess the future needs of the community.
- Policy 1.3: Study land development patterns in the urbanized area and take measures to provide for future recreational areas. This could include the outright purchase of land for neighborhood parks or a requirement that a developer set aside a reasonable amount of land for open space or recreation facilities.
- Policy 1.4: Examine neighborhood areas that are not adequately served by recreational facilities, such as neighborhood parks, and pursue a means to correct those deficiencies.
- Policy 1.5: Actively seek out alternative funding sources for development and future maintenance of park and recreation facilities.
- Policy 1.6: Coordinate park and recreation needs with Columbia County, School District, Port of Columbia, non-profit organizations and funding sources.
- Policy 1.7: Coordinate park planning, acquisition and development with other City projects and programs.
- Policy 1.8: Actively seek out agreements with utility providers and the Port for the use of utility easements and rail road for trail and trailhead purposes.
- Policy 1.9: Encourage and support volunteer efforts to maintain and enhance programs, sites, and facilities.
- Policy 1.10: Evaluate the impacts of new development projects on the City's parks, recreation, and open space resources through the SEPA environmental review process, identify potential significant adverse impacts of the development, and take appropriate steps to mitigate any reduction in such services.

Policy 1.11: Require development projects along designated trail routes to incorporate the trail or a trailhead connection as part of the project.

Policy 1.12: Place priority on maximizing grants, alternative sources of funding, and inter-agency cooperative arrangements to develop the City's park, open space, and trail resources.

Policy 1.13: Public services and facilities should be developed and timed to meet projected needs and demands of the public in a manner that ensures highest quality and fiscal responsibility.

Policy 1.14: Ensure that all park and recreation facilities are ADA compliant.

GOAL 2: PARKS AND OPEN SPACE

Acquire and develop an interconnected system of multi-functional parks, trails, recreation facilities, and open spaces that is attractive, safe, and available to all segments of the City's population.

Policy 2.1: Place a priority on the revitalization and improvement of existing parks and recreation facilities.

Policy 2.2: Provide parks and recreation facilities that are needed, locally unique in character, historically significant, interconnected, inclusive, accessible, and financially feasible to maintain.

Policy 2.3: Market and promote parks and recreation facilities and the benefits of parks and recreation to residents of and visitors to the community to increase awareness, health, participation, tourism, and donations.

Policy 2.4: Develop and continue partnerships with other public agencies and the private sector to meet the demand for parks and recreational facilities in the City.

Policy 2.5: The protection or acquisition of outstanding scenic vistas and areas of unique features should be encouraged in order to safeguard their recreational value. Documented historical and archaeological sites should be protected.

GOAL 3: TRAILS

Develop a trails plan that provides access to significant environmental features and historic landmarks.

Policy 3.1: Work with Columbia County, other agencies, non-profit organizations, and private property owners; addressing protection, expanded and developed access, trail enhancement, and/or acquisition of lands necessary for implementation of non-motorized recreational use trails.

Policy 3.2: Where terrain and conditions permit public access, work in partnership with the development community to provide opportunities for public connections and access points to trails system.

Policy 3.3: Create a comprehensive system of multipurpose off-road trails using alignments through public landholdings as well as cooperating private properties where appropriate.

Policy 3.4: Link residential neighborhoods and downtown to trails and trailhead facilities through bike and pedestrian routes.

Policy 3.5: Furnish trail systems with appropriate supporting trailhead improvements that include interpretive and directory signage systems, rest stops, drinking fountains, restrooms, parking and loading areas, water, and other services.

Policy 3.6: Where appropriate, locate trailheads at or in conjunction with park sites, schools, and other community facilities to increase local area access to the trail system and reduce duplication of supporting improvements.

Policy 3.7: Develop trail improvements of a design and development standard that is easy to maintain and access by maintenance, security, and other appropriate personnel, equipment, and vehicles.

Policy 3.8: The protection or acquisition of outstanding scenic vistas and areas of unique features should be encouraged in order to safeguard their recreational value. Additionally, documented historical and archaeological sites should be protected.

GOAL 4: PARKS MAINTENANCE

Maintain parks and recreation facilities in a manner that is responsive to the site, and balances the needs of the community with available funding.

Policy 4.1: Actively seek out alternative funding sources for the maintenance of park and recreation facilities.

Policy 4.2: Continually seek operational efficiencies to ensure that parks and recreation facilities are provided to the community in the most cost effective manner possible.

Policy 4.3: Ensure that park and recreation facilities are used, operated, and maintained in a manner that is consistent with best management practices and have a no net loss impact on the local and regional environment/natural systems.

Policy 4.4: Annually inspect existing facilities to ensure they are safe for public use.

GOAL 5: RECREATION PROGRAM SERVICES

Recreation programs and services shall be based on the needs and interests of the community; promoting opportunities, healthy living and daily exercise.

Policy 5.1: Work with other recreation organizations to develop and facilitate efficient and cooperative programming among the public, commercial, and nonprofit entities.

Policy 5.2: Programs shall provide opportunities for various proficiency levels, ability, socio-economic levels, ages, and gender.

Policy 5.3: Market and promote recreation program opportunities and the benefits of parks and recreation to residents and visitors of the community.

Policy 5.4: Expand services to meet the needs of the community by securing alternative funding sources.

GOAL 6: ORGANIZATIONAL DEVELOPMENT

Volunteers and staff members shall represent the City of Dayton in a favorable manner and exhibit skills and values of the City including: community, creativity, excellence, passion, integrity and service.

Policy I: Recruit, select, supervise, provide training opportunities for volunteers and staff that further professional skills and city values.

Policy 2: Encourage staff and volunteers to strengthen relationships with community groups and organizations by exhibiting professional skills and city values.

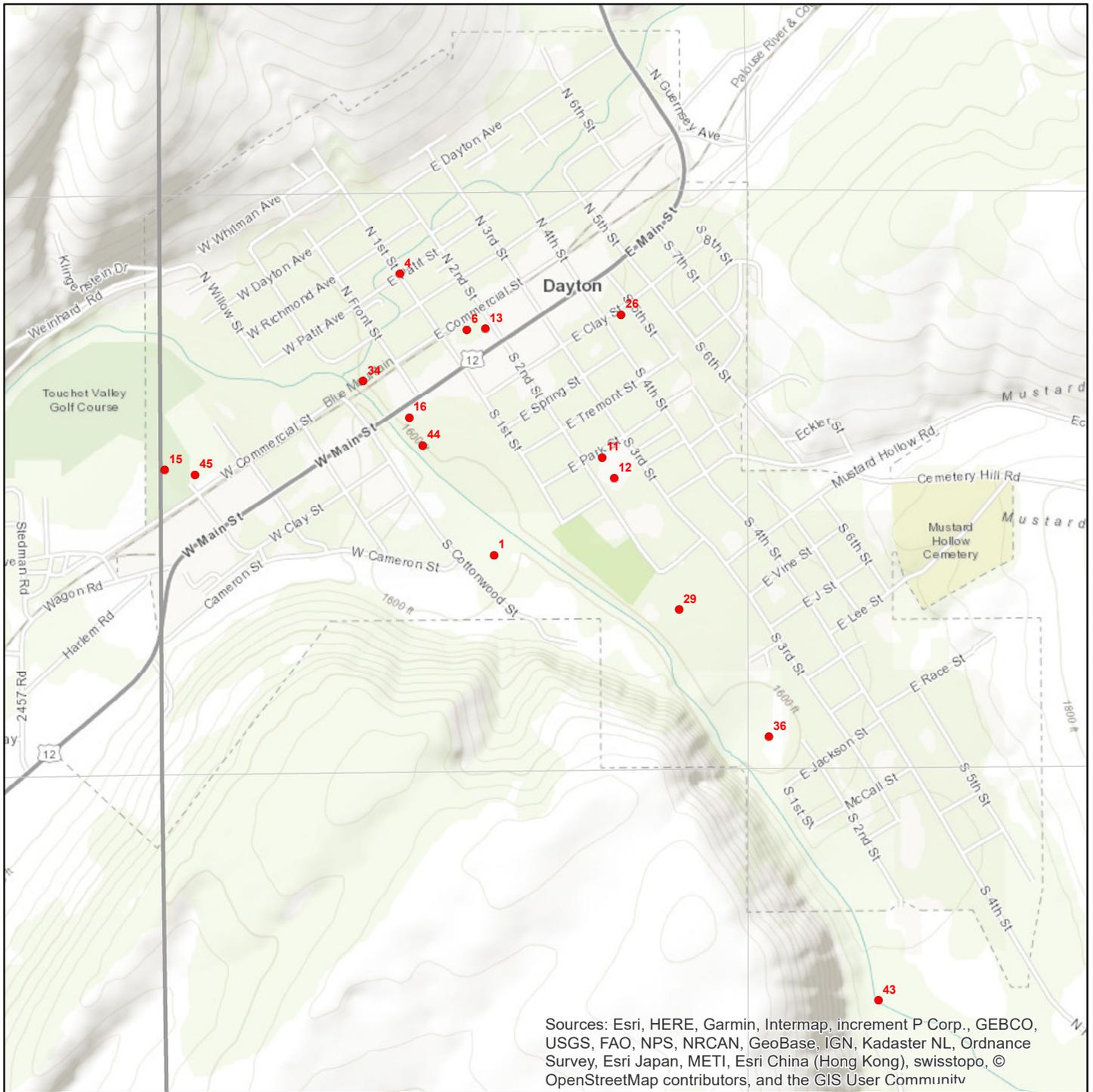
Policy 3: Ensure that volunteer and staff efforts are recognized and appreciated.

Policy 4: Promote open lines of communication to staff and both internal and external customers through a variety of methods including writings, meetings, and other means.

PRIORITIES

- Swimming pool improvements/reconstruction
- Create a Park & Recreation Map and wayfinding signage ****in progress****
- Maintain existing parks and recreational facilities in a good condition
- Develop a Dog Park ****completed****
- Complete build-out of Caboose Park ****in progress****
- Expand the Historic Dayton Bike and Pedestrian Trail and other trails ****planning stages****
- Develop a Community Center
- Improve Sports Complex
- Create ADA compliant recreational facilities and restrooms

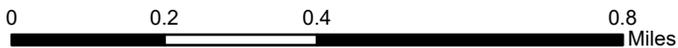
Note: Development of a Dog Park was listed on the original Cooperative Park Plan Priorities List and was completed prior to this 2018 update. The build-out of Caboose Park is underway, with the addition of new ADA compliant bathrooms and a parking area already complete.



DAYTON LEVEL OF SERVICE MAP

Legend

● Parks & Rec Areas



1	ATHLETIC FIELDS
4	BOLDMAN HOUSE MUSEUM
6	CABOOSE PARK
11	DAYTON ELEMENTARY
12	DAYTON HIGH SCHOOL
13	DAYTON HISTORIC TRAIL DEPOT
15	FAIRGROUND MAIN ENTRANCE
16	FLOUR MILL PARK
26	PALUS ARTIFACT MUSEUM
29	PIETRZYCKI CITY PARK COMPLEX
34	SMITH HOLLOW HISTORIC SCHOOL HOUSE
36	SPORTS COMPLEX
43	TOUCHET RIVER
44	TOUCHET RIVER DIKE PATH
45	TOUCHET VALLEY GOLF COURSE

DAYTON CAPITAL IMPROVEMENT PLAN

The following table lists the parks and recreation projects identified in the updated City of Dayton Capital Improvement Plan. The table identifies the projects, their location, operating agency, costs, funding, and estimated completion year. These projects were included in the plan by Dayton City Council and Staff after public surveys identified areas of need. Funding sources include the Recreation and Conservation office (RCO), Dayton Development Task Force (DDTF), other grants, taxes, donations, park district formation, Blue Mountain Heritage Society, Dayton Historical Depot Society, School District Bond, user fees, and volunteers.

Project Name	Location	Operating Agency	Estimated Completion Year	Estimated Project Cost	Possible Revenue Sources
County Wide Recreational Map	N/A	Lead - TBD	2020	\$20,000	RCO, DDTF, other grants, county, port & city taxes, donations, volunteers
Pietrzycki Park Frisbee Golf course signage	Pietrzycki City Park	City of Dayton	2020	\$3,000	RCO, other grants, park district formation, taxes, donations, volunteers
Fishing Pond ADA Accessibility	Next to Pietrzcki Park	City of Dayton	2020	\$5,000	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers
Caboose Park splash pad	Caboose Park Next to N 1 st St.	Dayton Devel. Task Force (DDTF)		\$75,000	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers
Caboose Park Parking	Caboose Park/Alley	City of Dayton	2020	\$25,000	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers

Project Name	Location	Operating Agency	Estimated Completion Year	Estimated Project Cost	Possible Revenue Sources
Smith Hollow Historic School House Landscape and shoreline restoration	On-site - Front St & Touchet River	Blue Mountain Heritage Society	2021	\$15,000	Blue Mountain Heritage Society, RCO, DDTF, other grants, park district formation, taxes, donations, volunteers
Flour Mill Park Restrooms	Main St.	Banner Bank/ R Whipple/ City of Dayton	2019	\$30,000	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers
Pietrzycki Park Playground	Dayton	City of Dayton	2021	\$40,000	RCO, park district formation, donations, volunteers
Camping Area	Dayton TBD	TBD	2022	\$80,000	RCO, user fees, park district formation, donations
Pietrzycki Park Swimming Pool	Dayton	City of Dayton	2020	\$1-4 million	RCO, user fees, park district formation, donations
Pietrzycki Park Water Feature & Splash Pad	Dayton	City of Dayton	2021	\$100,000	RCO, park district formation, donations, volunteers
Flour Mill Park Public art	Dayton	Banner Bank	2022	\$20,000	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers
Touchet/Patit path (acquisition or easements required)	Dayton at confluence of Touchet and Patit (SE)	City of Dayton	2023	\$100,000	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers

Project Name	Location	Operating Agency	Estimated Completion Year	Estimated Project Cost	Possible Revenue Sources
Historic Dayton Bike/ Pedestrian trail extensions within city limits – Phase I	Dayton - generally along Commercial Street	City of Dayton	2023	\$200,000	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers
Historic Dayton Bike/ Pedestrian bridge trail extension over Touchet River Phase 2	Dayton - generally along Commercial Street	City of Dayton	2024	\$20,000 feasibility – Full cost TBD	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers
Touchet River Dike Path extension – South of Main & West of river	Dayton	City of Dayton	2022	TBD	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers
Community Center	Dayton	TBD	Feasibility 2016 Construction 2024-34	\$1,000,000+	RCO, School District, DDTF, other grants, park district formation, taxes, donations, volunteers
Touchet River Path Extension North & West of Main St. (southwest side of river)	Dayton	City of Dayton/ Columbia County/ private	2024	TBD	RCO, DDTF, other grants, park district formation, taxes, donations, volunteers
Regulation-Size Soccer Field	Dayton	Dayton School District	TBD	TBD	RCO, School District Bond, DDTF, other grants, park

					district formation, taxes, donations, volunteers
Additional Gymnasium	Dayton	Dayton School District	TBD	TBD	RCO, School District Bond, DDTF, other grants, park district formation, taxes, donations, volunteers

Port of Columbia



PORT OF COLUMBIA INVENTORY

The Port of Columbia is a small county port that operates out of Dayton. The Port leases property along the Snake River from the US Army Corps of Engineers that provides parks and recreation opportunities for residents and visitors on the north side of Columbia County.

LYONS FERRY MARINA

Lyons Ferry Marina is located on the Snake River on the northern border of Columbia County. The marina is a total of 17 acres but provides access to 23 miles of river within the county. The site offers camping, RV spaces, rental cabins, day use, laundry facilities, a playground, a small dog park, an ADA accessible fishing dock, fish cleaning, restrooms, a boat launch, moorages, supply store, and restaurant. The Port has completed a Facilities Plan for future improvements to the Lyons Ferry Marina site.



ROCK HILL TRAILHEAD

The Port-owned Rock Hill Industrial Park includes a 34.71 acre hillside parcel that is not suitable for industrial development. Volunteers have carved out a 1.5 mile packed-soil loop trail in the hillside which includes a mid-point level area with a beautiful view of Dayton. The trail has a few benches along the way, and travels through shrubs and grass.



PORT OF COLUMBIA GOALS & PRIORITIES

Following public surveys, Port of Columbia staff developed the following Goals and Priorities:

1. Maintain access to the Snake River for recreational use by the public

Objective 1- Continue lease of Lyons Ferry Marina property from the US Army Corps of Engineers.

Objective 2- Operate Lyons Ferry Marina facility in a manner that allows access to the river for as many members of the public as possible.

2. Maintain and Improve Lyons Ferry Marina Facility and Infrastructure

Objective 1- Maintain and replace aging facilities as needed to retain a quality recreation experience for the public.

Objective 2- Install new facilities to keep up with the demands of the modern recreational public.

3. Increase the number of visitors to Lyons Ferry Marina

Objective 1- Maintain facilities in a manner that is attractive to the public.

Objective 2- Market facilities in cooperation with concessionaire, the City of Dayton, Columbia County, and the Town of Starbuck through a county-wide recreational map and other marketing programs.

4. Create additional recreation opportunities for Columbia County residents .

Objective 1- Design and construct “Rails with Trails” multi-use path between Dayton and Waitsburg.

Objective 2- Assist other municipalities with implementation of trail opportunities as determined through the Blue Mountain Regional Trails Plan.

Objective 3- Market trail opportunities to the public.

PORT OF COLUMBIA CAPITAL IMPROVEMENT PLAN

After surveying the community, the Port of Columbia Board developed a Capital Improvement Plan identifying future projects. The following table lists the projects, estimated year of completion, cost, and funding sources. Funding sources include the Port of Columbia, concessionaire, and the Recreation and Conservation Office (RCO).

Project/Facility**	Estimated Year of Completion	Estimated Project Cost	Possible Revenue Sources
Upland Restroom Replacement	2020-2022	\$150,000	RCO/Port
Boat Moorage Replacement	2024-2026	\$1,000,000	RCO/Port
Breakwater Replacement	2030	\$1,000,000	RCO/Port
Rehabilitate and Expand Boat Launch	2019-2020	\$200,000	RCO/Port
Design Dayton to Waitsburg Path	2019-2020	\$650,000	WSDOT/NPS (National Park Service)
Construct Dayton to Waitsburg Path	2021-2022	\$6,500,000	WSDOT/RCO/Port

NOTE: Playground, laundry facilities and rental cabins were listed priorities in the 2014 Port of Columbia Capital Improvement Plan and were completed prior to the 2018 Parks & Recreation Master Plan update.

TOWN OF STARBUCK, WA

STARBUCK INVENTORY:

Starbuck is classified as a town and is the second incorporated area within Columbia County. It is located about 20 miles northwest of Dayton near the confluence of the Tucannon and Snake rivers. The Tucannon River runs along the west side of the town. Starbuck was once a booming railroad town in the early 1900s. Since then, the town has dwindled down to a small population of 129, based on the 2010 U.S. Census.

The Town of Starbuck decided not to be included in the main portion of the 2014 Cooperative Parks Master Plan, and did not participate in the original surveys, as they had no parks projects planned at that time. The Town elected to become a part of the plan during the 2018 update process.



TUCANNON RIVER PARK

Tucannon River Park lies at the west end of town along the Tucannon River and has picnic tables, a swing set, and approximately one-half acre of open space.

BELL PARK

Bell Park lies in Starbuck's historic downtown area. A monument displaying Starbuck's historic bell, dedicated to the town by W.H. Starbuck at the turn of the century, is the focal point of the park. Bell park is 10,000 square feet and is conveniently located beside the historic Zinc Building, which was purchased and renovated by C.M. (Mort) Bishop in the 1980s and is used as a venue for local events. Bell Park contains picnic tables and is located next to the public restrooms and historic jail.

JAIL PARK

The town's historic jail, located on Front Street, is available for public view. The Starbuck logo was painted on the jail by the late Wilma Fletcher in the late 1980s. A public restroom and Bell Park are located nearby. James Smith, Sheriff of Starbuck in the 1920s, was shot and killed inside the jail on October 19, 1928, while tending to a prisoner. The gun had been slipped through the bars by an unknown subject. It is a community goal to place a monument in Sheriff Smith's honor on the site.



RAILROAD PARK

Railroad Park lies along the now-abandoned Union Pacific Railroad right-of-way. It includes approximately two acres of open space, making it the largest park in Starbuck. Amenities include a fenced, concrete court that can be used for basketball, volleyball, skating and tennis, a slide, and picnic tables.

STARBUCK SCHOOL

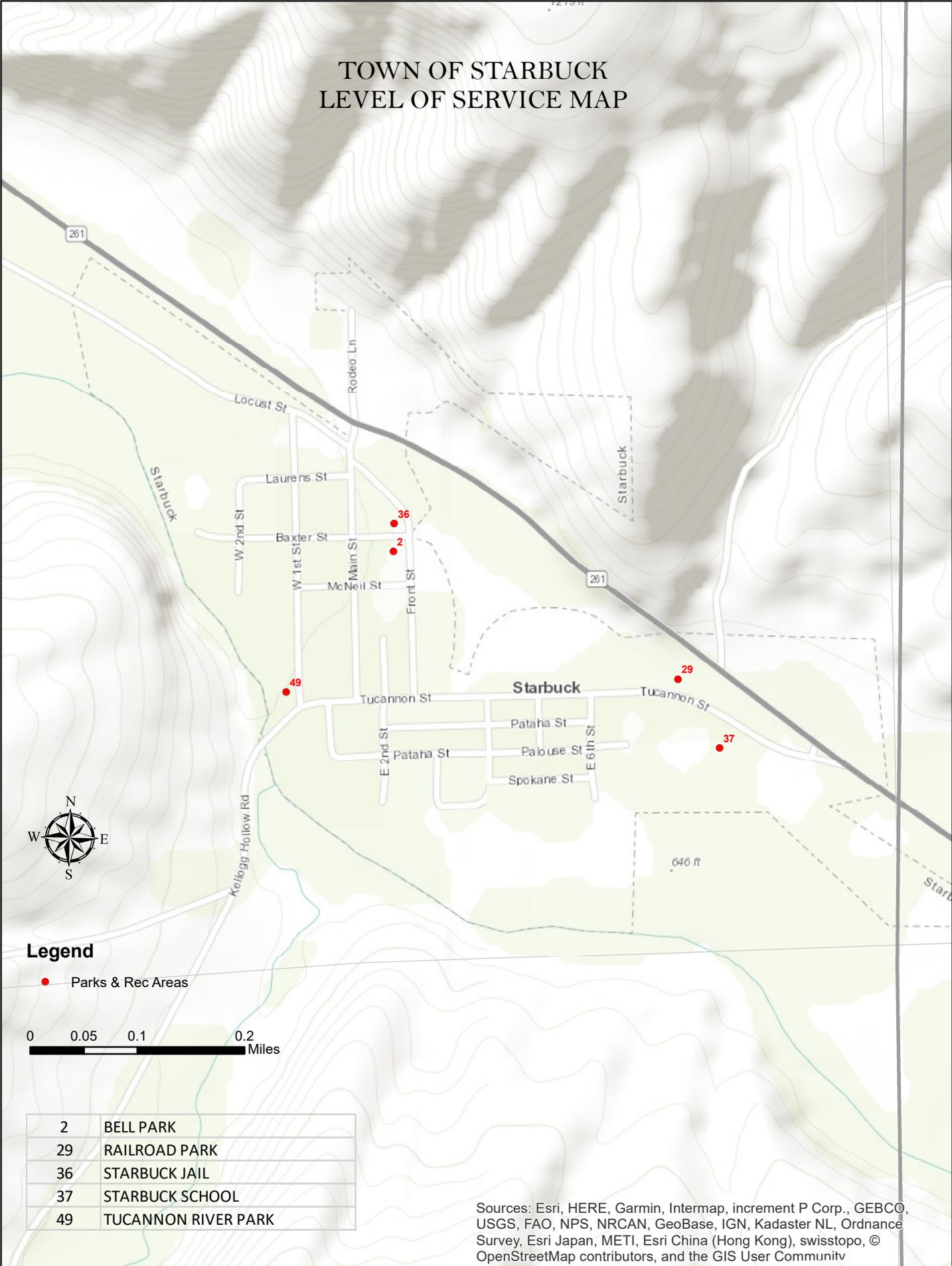
Starbuck School is a K-8 grade public school located in the Town of Starbuck. The school grounds cover approximately two acres which include a playground, baseball field, basketball court and open space.

TOWN OF STARBUCK GOALS

GOALS

- Provide safe places for children to play and for groups to meet for recreational purposes.
- Open and improve access to the Tucannon river through publicly-owned lands, for fishing and recreational opportunities.
- Provide safe pedestrian trails and recreational areas that incorporate the scenic and rural aspects of the community.
- Maintain Starbuck's historic downtown area in a clean and attractive manner to make the community attractive to tourists.

TOWN OF STARBUCK LEVEL OF SERVICE MAP



Legend

● Parks & Rec Areas



2	BELL PARK
29	RAILROAD PARK
36	STARBUCK JAIL
37	STARBUCK SCHOOL
49	TUCANNON RIVER PARK

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

TOWN OF STARBUCK CAPITAL IMPROVEMENT PLAN

Project Name	Location	Operating Agency	Estimated Completion Year	Estimated Project Cost	Possible Revenue Sources
Bench Replacement	Railroad Park	Town of Starbuck	2019	\$600	Memorial fund
Addition of Restrooms	Railroad Park	Town of Starbuck	2023	\$10,000	Park Fund
Tennis Court and Playground Improvements	Railroad Park	Town of Starbuck	2021	\$2,500	Park fund
Invasive Weed Management	All City Parks	Town of Starbuck	Ongoing	\$2,400/yr	Park & Cemetery Fund
Sheriff Smith Memorial	Jail Park	Town of Starbuck	2020	\$4000	Memoriall Fund

COOPERATIVE NEXT STEPS

The purpose of writing a cooperative plan is to ensure that this small county is successful in implementing plans and serving the community with excellent parks and recreation features. These next steps provide some guidance to ensure that the four jurisdictions work together efficiently.

1. Form a Cooperative Park Committee that includes representatives from all four jurisdictions or utilize an existing organization to serve this function.
2. Determine the best method for communicating existing park and recreation opportunities to both residents and visitors.
3. Develop a recreation map using information from this plan.
4. Use the inventory and map to maintain access to waterways, state, and federal lands.
5. Work cooperatively to obtain grants and funding, as needed.

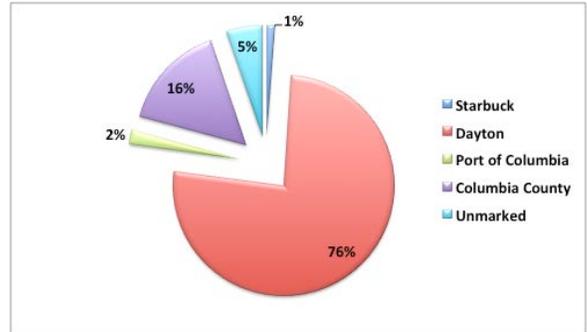
APPENDIX A: 2014 PUBLIC SURVEY RESULTS

WRITTEN SURVEY RESULTS

(96 Participants)

1. Which area do you identify with most?

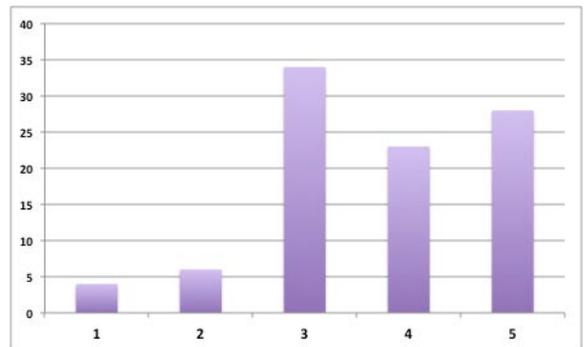
- 73 - Dayton
- 15 - Columbia County
- 5 - Unmarked
- 2 - Port of Columbia
- 1 - Starbuck



2. Do you think there are adequate park facilities where you live?

1 being low & 5 being high

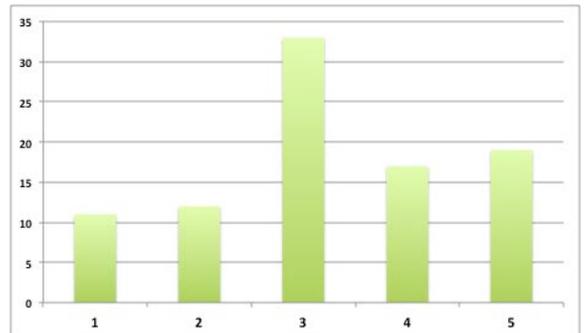
- 5 - 28
- 4 - 23
- 3 - 34
- 2 - 6
- 1 - 4



3. Do you think there are adequate recreation facilities and options to serve your needs?

1 being low & 5 being high

- 5 - 19
- 4 - 17
- 3 - 33
- 2 - 12
- 1 - 11



4. What are the most desired missing assets for parks and recreation in the area?

See appendix A for full range of answers

5. What existing parks and recreation features should be improved next?

See appendix A for full range of answers

6. Would you be willing to pay a tax or user fee to support new parks and/ or park facilities and the cost of maintenance?

1 being low & 5 being high

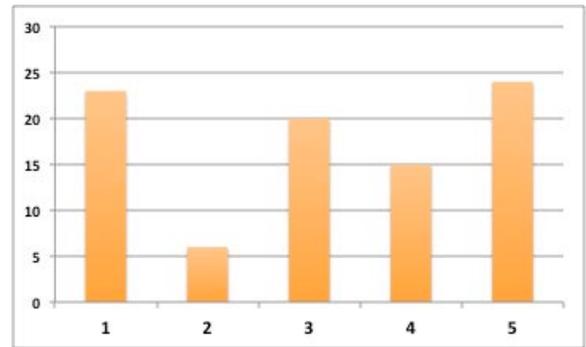
5 - 24

4 - 15

3 - 20

2 - 6

1 - 23



DOT EXERCISE RESULTS

The results of the dot exercise are listed in the chart below.

Rank	Feature or Activity	Total Dots
1	Indoor Swimming Pool	86
2	Community Recreation Center	35
3	Camping	27
4	ORV/ATV/Dirt Bike Trails	27
5	Fishing	26
6	Hunting	24
7	Outdoor Swimming Pool	23
8	Skiing	23
9	Boating	19
10	Recreation Events	19
11	City to City Connection Trails	19
12	Mountain Bike Trails	18
13	Playground	15
14	Water Trails	14
15	Hiking	14
16	Golfing	14
17	Bowling Alley (Write-in)	13
18	Dog Park	11
19	City Trails and Sidewalks	10
20	Snowmobiling	10
21	Outdoor Education	9
22	Cross Country Skiing	9
23	Skateboard Park	8
24	RV Park	7
25	Cabin Rentals	7
26	Marina	6
27	Disk Golf	6
28	Horseback Riding/Trails (Write-in)	6
29	Bicycle Lanes & Racks	4
30	Snow Shoeing	4
31	Go Cart Trails (Write-in)	1
32	Drive-in Movie Theater (Write-in)	1
33	Soccer (Write-in)	1
34	Roller Skating Rink (Write-in)	1
35	Fairgrounds (Write-in)	1

ANALYSIS OF SURVEYS

The public surveys conducted at Turkey Bingo, the basketball game, via survey monkey, and by mail-in provided the three jurisdictions with the necessary information on the needs and wants of the community. This information combined with the feedback from stakeholders helped formulate multi-jurisdictional goals and priorities for Columbia County as well as more specific goals and priorities for Columbia County, City of Dayton, and Port of Columbia.

Findings in the public surveys showed the county has a wide variety of available parks and recreation facilities available. The community overall feels there are adequate parks and moderate adequacy in recreation opportunities.

Stakeholders and members of the community identified areas that need improvement or additions through the written survey and through the dot exercise. The residents of Columbia County surveyed were most interested in adding an indoor swimming pool. They also would like to see a large community recreation center to provide meeting and event space, as well as space for indoor sports activities. The members of the county also showed their support for outdoor recreation activities and would like to see them expanded. One of the main concerns of the county is providing information to residents and visitors about where parks and recreation facilities are.

City of Dayton—2020 Comprehensive Plan Open House Meeting Minutes

November 29th, 2018

I. Call to order

Consultant Ben Floyd opened the City of Dayton Comprehensive Plan Open House meeting, as hosted by the Dayton Planning Commission, at 7:30pm on Nov. 29th, 2018 at the Columbia County Youth Building, 102 Fairgrounds Lane, Dayton, Washington 99328.

II. Attendance

Sign in sheets were utilized—see attached.

III. Presentation

- a) Floyd provided general overview of Comprehensive Plan process, Growth Management Act, and overview of plan proceedings.
- b) Visioning exercise: how can we strengthen our economy while protecting our rural character?
 - (i) Perceived discouragement from lack of support from local members of the public; belief that locals aren't spending money here—increase local support in small business
 - (ii) Kids need pool, more involvement at the parks; more community events
 - (iii) Social issues locally need to be addressed
 - (iv) Join in with Port of Columbia's *Choose Columbia County* mission
 - (v) General infrastructure maintenance
 - (vi) Increase in community events, support for schools, utilize parks more
 - (vii) Main Street traffic issues—need traffic to slow down
 - (viii) Crosswalk safety issues need to be addresses
 - (ix) Need for varietal housing, especially senior and multifamily

(x) Lower animal restrictions

IV. Adjournment

Consultant Ben Floyd adjourned the meeting at 8:11pm.

RCW 43.21C.229

Infill development—Categorical exemptions from chapter.

(1) In order to accommodate infill development and thereby realize the goals and policies of comprehensive plans adopted according to chapter 36.70A RCW, a city or county planning under RCW 36.70A.040 is authorized by this section to establish categorical exemptions from the requirements of this chapter. An exemption adopted under this section applies even if it differs from the categorical exemptions adopted by rule of the department under RCW 43.21C.110(1)(a). An exemption may be adopted by a city or county under this section if it meets the following criteria:

(a) It categorically exempts government action related to development proposed to fill in an urban growth area, designated according to RCW 36.70A.110, where current density and intensity of use in the area is lower than called for in the goals and policies of the applicable comprehensive plan and the development is either:

(i) Residential development;

(ii) Mixed-use development; or

(iii) Commercial development up to sixty-five thousand square feet, excluding retail development;

(b) It does not exempt government action related to development that is inconsistent with the applicable comprehensive plan or would exceed the density or intensity of use called for in the goals and policies of the applicable comprehensive plan;

(c) The local government considers the specific probable adverse environmental impacts of the proposed action and determines that these specific impacts are adequately addressed by the development regulations or other applicable requirements of the comprehensive plan, subarea plan element of the comprehensive plan, planned action ordinance, or other local, state, or federal rules or laws; and

(d)(i) The city or county's applicable comprehensive plan was previously subjected to environmental analysis through an environmental impact statement under the requirements of this chapter prior to adoption; or

(ii) The city or county has prepared an environmental impact statement that considers the proposed use or density and intensity of use in the area proposed for an exemption under this section.

(2) Any categorical exemption adopted by a city or county under this section shall be subject to the rules of the department adopted according to RCW 43.21C.110(1)(a) that provide exceptions to the use of categorical exemptions adopted by the department.

[2012 1st sp.s. c 1 § 304; 2003 c 298 § 1.]

NOTES:

Finding—Intent—Limitation—Jurisdiction/authority of Indian tribe under act—2012 1st sp.s. c 1: See notes following RCW 77.55.011.

Authority of department of fish and wildlife under act—2012 1st sp.s. c 1: See note following RCW 76.09.040.

Severability—2003 c 298: "If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected." [2003 c 298 § 3.]

CITY OF DAYTON, WASHINGTON – INCENTIVE ZONING TECHNIQUES TO PROMOTE INFILL DEVELOPMENT WITHIN DAYTON, WASHINGTON FOR REVIEW BY THE DAYTON PLANNING COMMISSION

What is it? – Local governments use infill incentives to promote the development of vacant land within developed neighborhoods.

Why do it? – As a whole, Dayton has quite a bit of room to offer for development within the existing incorporated areas. With infill development, we can revitalize neighborhoods, generate additional tax dollars, utilize pre-existing infrastructure, and promote that dense, urban development, versus sprawl along our agricultural areas.

How can we? – Dayton cannot offer some of the more appealing incentives that many larger jurisdictions are able to, such as tax incentives. What we can do, is make the permitting and land use regulations easier, less restrictive, and more palatable for the landowner. Some items for discussion are:

1. Fast tracked and streamlined permitting. With this process in house, we can make sure we are promoting our “one stop shop” and do everything we can to make the process as easy and cost effective. The permitting process is already easy – we just need to publicize it. Maybe generate a brochure?
2. Reduced lot sizes, setbacks, etc. For infill development, we can offer smaller lot sizes, reduced setbacks, and increased lot coverage. As such, there is increased potential for a developer to build on what is viewed as a “substandard” lot by today’s zoning standards.
3. Density allowances. The City of Dayton *needs* multi-family structures. With that, we could look at offering an increase in the maximum density of a residential lot – offering more bang for the developers buck.
4. SEPA Exemptions. RCW 43.21C.229 allows municipalities to adopt additional categorical exemptions to streamline permitting even more!

WHAT WILL IT LOOK LIKE? – AS THE CITY PLANNER, I WANT THESE CODES TO BE DRAFTED BY THE DAYTON PLANNING COMMISSION – YOU ARE THE REPRESENTATIVES OF THIS COMMUNITY, I AM THE HIRED HAND. HOWEVER, I AM HAPPY TO OFFER SOME GUIDANCE AND A VISUAL OF WHAT THIS CODE SECTION COULD LOOK LIKE. BELOW, YOU WILL FIND AN EXAMPLE OF WHAT THE NEW CODE COULD LOOK LIKE, IF PROVISIONS FOR INFILL WERE ADOPTED.

Chapter 11-01 – General Provisions and Definitions

New Definitions:

Residential Infill: where new residential construction takes place in space between existing structures within existing residential zones

Cottage housing developments (CHDs): the grouping of small, single family dwelling units on one legal lot, clustered around a common area and developed with a coherent plan for the entire site.

Chapter 11-03.040 – Residential Zone Infill

New Section(s):

Where undeveloped lots exist between developed spaces within an existing residential zone per the official zoning map of the City of Dayton, the following incentive techniques shall be permitted to incentivize urban density within the incorporated areas for the development of one dwelling unit per lot:

- A. Lot Area. Minimum lot area for one (1) detached dwelling unit shall be two thousand five hundred (2,500) square feet.
- B. Height Limit and Roof Pitch. The basic height limit shall be twenty-five (25) feet. The ridge of pitched roofs with a minimum slope of four to twelve (4:12) may extend above the height limit to thirty (30) feet. All parts of the roof above twenty-five (25) feet shall be pitched.
- C. Structure Depth. The depth of any structure shall not exceed sixty (60) feet. Decks, balconies, and bay windows shall be excluded from measurement for the purposes of this provision.
- D. Yards and setbacks
 1. Front and rear yards
 - a. The sum of the front yard plus the rear yard shall be a minimum of thirty (30) feet.
 - b. In no case shall either yard have a depth of less than ten (10) feet.
 2. Side setbacks. The required minimum side setback is 5 feet. The side setback may be averaged. No portion of the side setback shall be less than three (3) feet, except as follows:
 - a. Street side setbacks shall be a minimum of five (5) feet.
 3. Exceptions from standard yard and setback requirements. The following parts of structures may project into a required yard or setback:

- a. Uncovered porches or steps. Uncovered, unenclosed porches or uncovered, unenclosed steps that project into a required yard or setback, if the porch or steps are no higher than four (4) feet on average above existing grade, are no closer than three (3) feet to any side lot line, no wider than six (6) feet, and project no more than six (6) feet into a required front or rear yard. The heights of porches and steps are to be calculated separately.
- b. Certain features of a structure
 - 1) External architectural features with no living area, such as chimneys, eaves, cornices and columns, that project no more than eighteen (18) inches into a required yard or setback.
 - 2) Bay windows that are no wider than eight (8) feet and project no more than two (2) feet into a required front or rear yard or street side setback.
 - 3) Other external architectural features that include interior space such as garden windows, and project no more than eighteen (18) inches into a required yard or setback, starting a minimum of thirty (30) inches above the height of a finished floor, and with maximum dimensions of six (6) feet in height and eight (8) feet in width.

E. Lot Coverage.

1. Where the above standards are met, lot coverage can be up to 75% maximum, with a maximum of impervious surface coverage of 85%.

Where undeveloped lots exist between developed spaces within an existing residential zone per the official zoning map of the City of Dayton, the following incentive techniques shall be permitted to incentivize urban density within the incorporated areas for the development of cottage housing developments (CHDs):

A. Accessory dwelling units shall not be permitted in cottage housing developments.

B. Density and Minimum Lot Area.

1. In cottage housing developments (CHDs), the permitted density shall be one (1) dwelling unit per one thousand six hundred (1,600) square feet of lot area.
2. Cottage housing developments shall contain a minimum of four (4) cottages arranged on at least two (2) sides of a common open space, with a maximum of twelve (12) cottages per development.
3. The minimum lot area for a cottage housing development shall be six thousand four hundred (6,400) square feet.

4. On a lot to be used for a cottage housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but must be utilized as a cottage, in reference to the standards of this section.
- C. Height Limit and Roof Pitch.
1. The height limit permitted for structures in cottage housing developments shall be eighteen (18) feet.
 2. The ridge of pitched roofs with a minimum slope of six to twelve (6:12) may extend up to twenty-eight (28) feet. The ridge of pitched roofs with a minimum slope of four to twelve (4:12) may extend up to twenty-three (23) feet. All parts of the roof above eighteen (18) feet shall be pitched.
- D. Lot Coverage and Floor Area.
1. The maximum lot coverage permitted for principal and accessory structures in cottage housing developments shall not exceed forty (40) percent.
 2. The lot coverage for an individual principal structure in a cottage housing development shall not exceed six hundred fifty (650) square feet.
 3. The total floor area of each cottage shall not exceed either 1.5 times the area of the main level or nine hundred seventy-five (975) square feet, whichever is less. Enclosed space in a cottage located either above the main level and more than twelve (12) feet above finished grade, or below the main level, shall be limited to no more than fifty (50) percent of the enclosed space of the main level, or three hundred seventy-five (375) square feet, whichever is less. This restriction applies regardless of whether a floor is proposed in the enclosed space, but shall not apply to attic or crawl spaces.
- E. Yards and Setbacks
1. Front Setback. The minimum front setback for cottage housing developments is an average of ten (10) feet, and at no point shall it be less than five (5) feet.
 2. Rear Yards. The rear yard for a cottage housing development shall be minimum ten (10) feet.
 3. Side Yards. The side yard for a cottage housing development shall be minimum five (5) feet. If there is a principal entrance along a side facade, the side yard shall be no less than ten (10) feet along that side for the length of the pedestrian route.
 4. Interior Separation. A minimum separation of six (6) feet is required between principal structures. Facades of principal structures facing facades of accessory

structures shall be separated by a minimum of three (3) feet. If there is a principal entrance on an interior facade of either or both of the facing facades, the minimum separation shall be ten (10) feet.

5. Exceptions from standard yard, setback and interior separation requirements. For all developments, only structures that comply with the following may project into a required yard, setback or interior separation:
 - a. Uncovered porches or steps. Uncovered, unenclosed porches or uncovered, unenclosed steps that project into a required front setback, a side or a rear yard, if the porch or steps are no higher than four (4) feet on average above existing grade, no closer than 3 feet to any side lot line, no wider than six (6) feet, and project no more than six (6) feet into a required front setback or rear yard. The heights of porches and steps are to be calculated separately.
 - b. Certain features of a structure
 - 1) External architectural features with no living area such as chimneys, eaves, cornices and columns, that project no more than eighteen (18) inches into a required yard or into a required interior separation between structures;
 - 2) Bay windows that are no wider than eight (8) feet and project no more than two (2) feet into a required front setback or rear yard;
 - 3) Other external architectural features that include interior space such as garden windows, and project no more than eighteen (18) inches into a required front setback or rear yard, starting a minimum of thirty (30) inches above the height of a finished floor, and with maximum dimensions of six (6) feet in height and eight (8) feet in width;

F. Required Open Space.

1. Quantity of Open Space. A minimum of four hundred (400) square feet per unit of landscaped open space is required. This quantity shall be allotted as follows:
 - a. A minimum of two hundred (200) square feet per unit shall be private usable open space; and
 - b. A minimum of one hundred fifty (150) square feet per dwelling unit shall be provided as common open space.
2. Development Standards.
 - a. Private usable open space shall be provided at ground level in one (1) contiguous parcel with a minimum area of two hundred (200) square feet. No horizontal dimension of the open space shall be less than ten (10) feet.

- b. Required common open space shall be provided at ground level in one (1) contiguous parcel with a minimum area of one hundred fifty (150) square feet per unit. Each cottage shall abut the common open space, and the common open space shall have cottages abutting at least two (2) sides.
- c. The minimum horizontal dimension for open space shall be ten (10) feet.

G. Parking

- 1. One (1) parking space per dwelling unit shall be required.
- 2. Access. Access to parking shall be from the alley when property abuts a platted improved alley or when the Director determines that alley access is feasible and desirable to mitigate parking access impacts.
- 3. Location.
 - a. Parking shall be on the same lot as the cottage housing development.
 - b. Parking may be in or under a structure, or outside a structure, provided that:
 - (1) Parking outside a structure may not be located between cottages.
 - (2) Parking may not be located in the front yard.
 - (3) Parking may be located between any structure and the rear lot line of the lot, or between any structure and a side lot line which is not a street side lot line.

CHAPTER 10-09. - AMENDING THE COMPREHENSIVE PLAN

10-09.010. - Purpose.

The purpose of this chapter is to establish procedures for amending the city's comprehensive plan, including the comprehensive plan text and land use map, as well as the land use, housing, capital facilities plan, utilities, transportation, economic, and park/recreation elements of the comprehensive plan. The Growth Management Act (GMA) generally allows amendments to comprehensive plans only once per year, except as otherwise provided in RCW 36.70A.130(2)(a), so that the cumulative impacts of all proposed amendments can be analyzed. This chapter is intended to provide a process to "docket" proposed amendments for annual review, to provide timelines, to identify public participation procedures, application requirements, and review criteria for consideration of amendments to the various comprehensive plans.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.020. - Exceptions to the amendment process.

The city council may amend the comprehensive plan(s) more frequently than once per year under the following circumstances (consistent with RCW 36.70A.130(2)):

- A. Initial adoption of an identified subarea plan that does not modify the comprehensive plan policies and designations applicable to the subarea;
- B. The adoption or amendment of a shoreline master program under the procedures set forth in RCW Chapter 90.58;
- C. The amendment of the capital facilities element of a comprehensive plan that occurs concurrently with the adoption or amendment of the city's budget; and
- D. Any other circumstance specifically described in RCW Chapter 36.70A.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.030. - Submission deadlines.

Proposed amendments to the comprehensive plan or land use plan map may be submitted at any time. Applications received by January 31st, will be considered during the annual review period for that year. Applications received after the last day in January will be considered during the next annual review period.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.050. - Annual review process and SEPA review.

- A. All comprehensive plan amendments are considered legislative processes and are not subject to deadlines for issuance of a final decision or project permit applications in chapter 10-05 DMC. While the city may consider amendments only once a year, there is no deadline for the city's final decision on the amendments, nor is there any limitation on the number of hearings that the city may hold to consider the amendments.
- B. Annually, the comprehensive plan amendment proposals shall be considered concurrently so that the cumulative effect of all amendments may be considered. Environmental review (SEPA) shall be conducted on all proposed amendments at the same time to consider the cumulative impacts of all

amendments. Proposals may be considered at separate meetings and hearings, so long as the final action taken considers the cumulative effect of all the proposed amendments.

- C. *Proportional share of costs.* Individual applicants will be required to pay for their proportionate share of the costs involved in the SEPA analysis, which may include the preparation of an environmental impact statement if deemed necessary by the responsible SEPA official. If an EIS is deemed necessary, the city will contact the applicant(s) to provide them with an estimate on the cost of the EIS and will require the applicant(s) to pay their proportionate cost before proceeding with the preparation of the EIS. Lack of payment in the time specified by the city will be deemed a withdrawal of the nonpaying applicant's application. If actual costs of the EIS exceed the estimated cost, the city may bill each applicant for their proportional share of the cost overrun. Payments exceeding actual costs shall likewise be reimbursed proportionately. If payments for all costs due to the city are not paid, the proposed comprehensive plan amendments of the nonpaying applicant shall not be approved.
- D. *Assessment of impacts.* Except for those land use map amendments associated with a development agreement that limit development to specified uses and floor areas, the most intense use and development of the site allowed under the proposed land use designation will be assumed when reviewing potential impacts to the environment and to public facilities.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.060. - Initiation of amendments.

Amendments may be initiated by any interested person, including property owners, citizens, hearing examiners, city council, planning commission, city staff and staff of other agencies.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.070. - Docket.

Proposed amendments will be assigned an application number and placed on a docket. A current copy of the docket shall be maintained by the planning department and shall be available for public inspection during regular city business hours.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.080. - Amendment applications.

- A. *General application requirements.* All map and text amendment applications shall be accompanied by a completed application form as provided by the city along with the following additional information:
1. Name and address of the person or persons proposing the amendment;
 2. An environmental checklist (SEPA), including a completed Part D;
 3. All associated fees as established by the city;
 4. A description and/or map of the proposed amendment;
 5. A written statement explaining the following:
 - a. The purpose of the proposed amendment;

- b. How the amendment is consistent with the Washington State Growth Management Act; countywide planning policies; city's comprehensive plan: as well as other adopted city plans and codes;
 6. Supplemental environmental review and/or critical areas review if determined by the planning director to be required;
 7. If the proposed amendment would increase the intensity or density of permitted development, the following capacity evaluations are required:
 - a. A report identifying anticipated traffic trip generation under the existing and proposed comprehensive plan;
 - b. A report identifying anticipated sewage generation under the existing and proposed comprehensive plan using flow projections of the city's public works standards;
 - c. A report identifying anticipated water use under the existing and proposed comprehensive plan;
 8. A written response to the criteria for initiation of an application contained in DMC 10-19.130 and the criteria for approval of an amendment contained in DMC 10-19.170;
 9. A text amendment application must also state the proposed element, chapter, section, and page number of the comprehensive plan to be amended. Proposed text changes, with new text shown in an underline format, and deleted text shown in strikeout format or other format approved by the planning director.
- B. *Comprehensive plan map amendment requirements.* Map amendments include changes to any of the several maps included in the comprehensive plan including, but not limited to, the land use map, critical areas maps, neighborhood design areas map, roadway functional classification maps, etc. All map amendment applications shall include the information specified under general application requirements. In addition, land use map amendment applications shall be accompanied by the following information:
 1. The current land use map designation for the subject parcel(s);
 2. The land use map designation requested;
 3. A complete legal description describing the combined area of all subject parcel(s);
 4. A copy of the county tax assessor's map of the subject parcel(s);
 5. A vicinity map showing:
 - a. All land use designations within 300 feet of the subject parcel(s);
 - b. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - c. All roads abutting and/or providing access to the subject parcel(s) including information on road classifications (arterial, minor collector, major collector) and improvements to such roads;
 - d. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;
 - e. The location of existing utilities serving the subject parcels including electrical, water and sewer (including septic); and
 - f. The location and uses of existing structures located on the subject parcel(s);
 6. Topographical map of the subject parcels and abutting properties at a scale of a minimum of one inch represents 200 feet (1:200);
 7. The current official zoning map designation for the subject parcel(s);
 8. A description of any associated development proposals. Development proposals shall not be processed concurrent with comprehensive plan amendments, but the development proposals

may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the city's SEPA, zoning, concurrency processes and comprehensive land use plan. If no proposed development description is provided, the city will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The city shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact of the proposed development;

9. Public outreach program. The applicant shall conduct a public outreach program within the 90-day period preceding submittal of application and provide evidence of such program at the submittal of application. This requirement is waived for applications initiated by the city. The public outreach program shall be as follows:
 - a. The applicant shall conduct a minimum of one neighborhood meeting in order to solicit public comment on the desired land use map amendment;
 - b. A written notice of each neighborhood meeting shall be sent to property owners within 300 feet of the boundaries of the subject land use map amendment at least seven days prior to the meeting;
 - c. A notice of each neighborhood meeting shall be published in the city's officially designated newspaper at least seven days prior to the meeting. The published notice shall be at least one-eighth page advertisement;
 - d. All notices of neighborhood meetings shall include:
 - i. A description of the proposed land use map amendment;
 - ii. The name, address and phone number of the property owners and owner's representative;
 - iii. A description of the subject property reasonably sufficient to inform the public of its location, including but not limited to a vicinity map, written description, parcel map or physical address;
 - iv. The date, time and place of the neighborhood meeting;
 - v. A statement that all interested persons may provide written comment to the property owner or owner's representative;
 - vi. A statement that all interested persons may appear at the meeting and provide public comment;
 - e. Copies of all written comments received and the attendance sign-up sheets from the neighborhood meetings shall be included in the application to the city;
 10. Other information as may be required by the planning director to assist in accurately assessing the conformance of the application with the standards for approval.
- C. *Related applications.* Comprehensive plan amendments shall be processed separately from any other related project permit applications, including but not limited to site-specific rezone applications, except that related development descriptions may be submitted as described in subsection (C)(8) of this section.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.090. - Determination of completeness for proposed amendments.

The planning director shall review all docketed applications and make a determination of completeness within 30 days of receipt of application. The requirements of RCW 36.70B.080 or DMC 10-

02.030 do not apply to legislative processes. Applications which are determined to be incomplete as of 45 days after the annual application deadline date identified in DMC 10-09.030 will not be considered during the current annual review process and may be considered during the next annual review period after a determination of completeness. It is highly recommended that applicants for amendments to the comprehensive plan contact the planning department and arrange for a preapplication conference prior to submittal of an application for amendment to avoid delays in processing.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.110. - Notice of public hearing(s).

A notice of public hearing(s) on proposed amendments to the comprehensive plan shall be published in the city's officially designated newspaper, circulated to known community groups, agencies and tribes and shall also be included on the city's official website. For owner initiated site-specific land use map amendment proposals the notice of public hearing shall also be mailed to all property owners within 300 feet of the subject site and posting of the site. The applicant is responsible for obtaining the list of property owners within 300 feet from Columbia County and posting of the site per DMC title 10. Notice of an open record appeal for type II applications must be sent by mail or e-mail to all parties of record, except when SEPA would require additional notice. Notices as required (e-mailed, mailed, posted and/or published) must be issued at least five days prior to the scheduled public hearing, except when an appeal of SEPA would require additional notice.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.120. - Public hearing on docket.

The city council shall review and consider all of the amendments included in the docket that were submitted in time for review during the current annual review period during a regular council hearing before making a final decision on which amendments will proceed through the annual amendment process.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.130. - Considerations for decision to initiate processing.

Before rendering a decision whether the individual comprehensive plan amendment proposal may be processed during any year, the city council shall consider all relevant facts, including the application materials, as well as the following items:

- A. Whether circumstances related to the proposed amendment and/or the area in which it is located have substantially changed since the adoption of the comprehensive plan; and
- B. Whether the assumptions upon which the comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments; and
- C. For amendments that have been considered within the last three years, whether there has been a change in circumstances that makes reconsideration of the proposed amendment now appropriate.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.140. - Selecting the applications for further processing.

The council shall consider each application separately under the criteria set forth in DMC 10-09.130 and shall decide which applications will be processed during the current annual amendment process, and which will not be processed. The council's findings and conclusions on the applications that will not be processed shall be incorporated into a resolution. No findings and conclusions are required for those applications that are forwarded for further processing as provided in this chapter.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.150. - Planning commission action.

Once the applications are forwarded to the planning commission for further processing, the planning director shall ensure that the applications have been reviewed under SEPA, and that a SEPA threshold decision has issued. The planning commission shall then hold a public hearing(s) on the applications and consider them cumulatively under the criteria set forth in DMC 10-09.170. The commission's written recommendation on the applications shall then be forwarded to the city council.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.160. - City council action.

The city council shall consider the planning commission's recommendation on the comprehensive plan amendments and make a decision to either adopt or deny each amendment application. If the council makes no changes to the planning commission's recommendation, the council may act on the amendments during a regular city council meeting. If the council makes any changes to the planning commission's recommendation, the council may be required to hold a public hearing, pursuant to RCW 36.70A.035(2).

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.170. - Criteria for approval.

The city's comprehensive plan goals and policies shall be granted substantial weight when considering a proposed amendment. The city council shall make written findings regarding each application's consistency or inconsistency with the following criteria:

- A. The proposed amendment will further and be consistent with the goals, policies and objectives of the comprehensive plan; and
- B. The proposed amendment is consistent with the Growth Management Act, the countywide planning policies and other applicable local jurisdictional policies and agreements, and/or other state or local laws; and
- C. The proposed amendment will not adversely impact the city's ability to provide sewer and water, and will not adversely affect transportation facilities and other public facilities and services such as parks, police, fire, emergency medical services and governmental services; and
- D. The proposed amendment advances the public interest; and
- E. For text amendments which propose to increase density or intensity of permitted development and all land use map amendments, the following approval criteria also apply:
 1. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of this amendment, according to one of the following provisions:

- a. The city has adequate funds for needed infrastructure, facilities and services to support new development associated with the proposed amendments; or
 - b. The city's projected revenues are sufficient to fund needed infrastructure, facilities and services, and such infrastructure, facilities and services are included in the schedule of capital improvements in the city's capital facilities plan; or
 - c. Needed infrastructure, facilities and services will be funded by the developer under the terms of a development agreement associated with the comprehensive plan amendment; or
 - d. Adequate infrastructure, facilities and services are currently in place to serve expected development as a result of this comprehensive plan amendment based upon an assessment of land use assumptions; or
 - e. Land use assumptions have been reassessed, and required amendments to other sections of the comprehensive plan are being processed in conjunction with this amendment in order to ensure that adopted level of service standards will be met; and
2. For a land use map amendment, the subject parcels being redesignated are physically suitable for the allowed land uses in the designation being requested, including compatibility with existing and planned surrounding land uses; and
 3. The proposed amendment will not create a demand to change land use designations of other properties, unless the change in land use designation for other properties is in the long-term interest of the community in general.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.180. - Adoption and rejection.

The city council's decision to adopt the proposed comprehensive plan amendments shall be adopted by ordinance. The city council's decision to reject the proposed comprehensive plan amendments shall be by resolution.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.190. - Transmittals to the state.

The planning department will transmit a copy of any proposed amendments and adopted ordinances to the Washington State Department of Commerce (COM) pursuant to the requirements of RCW 36.70A.106.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.200. - Appeals.

Appeals must be filed with the growth management hearings board in accordance with the provisions of RCW Chapter 36.70A.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.210. - Applications for amendments located within the urban growth area and outside of the city limits.

As a courtesy recommendation only, the city council will consider applications for amendment of the Columbia County comprehensive plan land use map for those parcels located within the urban growth area, but outside of the city limits. Actions of the city council will be forwarded to the Columbia County Clerk. The city council's recommendation on any amendments to the Columbia County comprehensive plan map is a recommendation only, and is not a final decision. It is therefore not appealable, either administratively or judicially.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

10-09.220. - Map and text revisions.

If map and text amendments are adopted, the city council shall order that the comprehensive plan be amended to reflect the new amendments.

(Ord. No. 1841, § 2(Att. A), 11-12-2013)

Chapter 10-09 - Comprehensive Plan/Development Regulation Review and Amendment Procedures

10-09.010 - Purpose.

The purpose of this chapter is to establish procedures, pursuant to Chapter 36.70A RCW, for the review and amendment of the comprehensive plan and implementing development regulations found in specific chapters of Dayton Municipal Code, titles 10, 11, 12, 15, 17, 19, and 20.

10-09.020 - Applicability.

This chapter shall govern comprehensive plan map and text amendments, excepting revisions which under state law may be adopted out of cycle. Development regulation amendments that are associated with comprehensive plan amendments being processed through this chapter shall utilize the same review process.

10-09.030 - Definitions.

Unless expressly noted otherwise, words and phrases that appear in this chapter shall be given the meaning attributed to them by this section, or chapters contained in Title 11. When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural and the plural the singular; the word "shall" is always mandatory and the words "may" and "should" indicate a use of discretion in making a decision.

Annual review docket means the annual list of proposed comprehensive plan amendments and related development regulations that the City Council determines, after review and consultation with the Planning Director and Planning Commission, to be included for review and consideration for any given year. It excludes items listed on the periodic review docket.

Application, for purposes of this chapter, means the application to amend the comprehensive plan or related development regulations.

Comprehensive plan (plan) means the comprehensive plan adopted to comply with Chapter 36.70A RCW, including all mandatory and adopted optional elements and subarea plans as they exist or hereafter may be amended by Dayton City Council.

Comprehensive plan amendment means an amendment or change to the text or maps of the comprehensive plan.

Development regulation means the controls placed on development or land use activities including, but not limited to, zoning ordinances, critical area ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and site plan ordinances, together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW 36.70B.020.

Docketing refers to compiling and maintaining a list of proposed changes to the comprehensive plan or implementing development regulations either annually or for a periodic update cycle in a manner that will ensure such suggested changes will be considered by the city and will be available for review by the public.

Findings of fact and legislative intent means the formally adopted document that establishes both the factual basis for the comprehensive plan amendment and amendment to development regulations and serves as the interpretive guide for legislative intent.

Periodic review or update refers to the review and, if needed, resulting revisions to the comprehensive plan and development regulations required at multi-year intervals by RCW 36.70A.130 or other state law.

Periodic review docket refers to the docket developed by the Planning Director and approved by the Dayton City Council that includes the proposed periodic review work items that are required at multi-year intervals by RCW 36.70A.130 or other state law.

Planning Director means the person appointed by council to fulfill the long and short range planning duties of the city.

Site specific amendment means an amendment to the comprehensive plan or development regulations that affects one (1) or a small group of parcels, most frequently an amendment to the land use map and/or zoning atlas.

Work plan or **work plan items** refers to a list of proposed department tasks, maintained by the Planning Director and approved by council, that may be related to commitments made during previous updates, review, research, and/or updates to policies and regulations for which no amendment to the comprehensive plan is required. City-initiated plan amendments not a part of the periodic review will also be a part of the work plan, to be evaluated for inclusion on a future annual docket. Work plan items may span multiple years and may be proposed by Council, Planning Commission, Planning Director, or the Department Head responsible for the administration of a development regulation. Members of the public may also request an item to be placed on the work plan, on the same schedule as plan amendment applications per section 10-09.060(A). Work plan items are exempt from the "once a year" plan amendment adoption requirement.

10-09.040 - Review process and approving authority.

All amendments to the comprehensive plan and development regulations shall be approved by Dayton City Council, processed as a Type V decision pursuant to chapter 10-01. SEPA threshold determinations associated with Type V decisions that are reviewed under this chapter shall be processed as Type II decisions that may be appealed to the hearing examiner. Appeals or further review of the hearing examiner's written decision shall be by the Growth Management Hearings Board according to the procedures set forth in Chapter 36.70A RCW.

10-09.050 - General procedures.

- A. Amendments to the plan text or maps may be initiated by the public, Council, the Planning Commission, the Planning Director, or the Department Director responsible for the administration of a development regulation.
- B. An amendment must be included on a docket before it can be considered by Council. Items will first be docketed, followed by review, public hearing, and recommendation by the Planning Commission, and then considered for final approval, denial, or deferral by City Council.
- C. A rezoning application that requires a plan amendment shall be treated as a Type IV application, subject to amendment application and docketing procedures under this chapter.
- D. Plan amendments may be considered by Council no more frequently than once a year and all proposed amendments, as included on the annual docket and periodic docket, shall be considered concurrently so that the cumulative effect of the various amendments can be ascertained, with the exception of the following:
 1. The adoption of emergency amendments or interim maps or regulations or moratoria pursuant to RCW 36.70A.390;
 2. The adoption of amendments to resolve an appeal of the comprehensive plan or development regulations filed with the Growth Management Hearings Board or with the court;
 3. The initial adoption of a subarea plan;
 4. The adoption of amendments to the capital facilities element of the comprehensive plan that occurs concurrently with the adoption or amendment of the city budget;
 5. The adoption or amendment of development regulations that implement the comprehensive plan and for which no amendment to the comprehensive plan is required;
 6. Amendments to the comprehensive plan that are only procedural in nature or affect only procedural requirements;

- 7. Amendments to this chapter 10-09; and
- 8. Amendments to the comprehensive plan that are merely to correct errors.
- E. All plan amendments adopted by Council shall be consistent with Chapter 36.70A RCW and shall comply with Chapter 36.70A RCW and Chapter 43.21C RCW.
- F. All development regulations adopted to implement the comprehensive plan and amendments thereto shall be consistent with the adopted comprehensive plan.
- G. Unless specifically authorized by Council, no docketed plan amendment application from the public that is denied by Council may be reinitiated for three (3) years after its consideration by the Council.
 - 1. The Council may approve an earlier reapplication if the applicant demonstrates a substantial change in circumstances. In no case may such a petition be considered in consecutive years.
 - 2. This limitation does not apply to amendments previously proposed by Council, Planning Commission, Planning Director, or the Department Director responsible for the administration of a development regulation.

10-09.060 - Annual docket application review procedures.

- A. The annual docket application review will occur pursuant to the schedule below:

TABLE A. ANNUAL DOCKET APPLICATION REVIEW

DUE BY	PROCESS
July 1	Notice shall be published no less than 28 days prior to the docket application due date informing the public of the current calendar year docket close date
August 1	Applications due
September 1	List of all amendments (public, Council, Planning Commission, or staff requests) presented to the Planning Commission
October 1	Planning Commission reviews the proposed docket items, holds public hearing on docket items, and makes recommendation to Council
November 30	Council determines the docketing request outcomes (include, exclude, or defer)
November 30	Council approval of docket by Resolution no later than the end of November

- B. For inclusion on any given annual docket, applications initiated by the public must be submitted before August 1 of the prior year. Applications received on or after August 1 of each calendar year shall be reviewed during the next annual docket cycle. A legal ad noting the close date of the current

calendar year docket cycle should be published in the paper of record no less than 28 days before the close date

- C. The Planning Director shall forward to the Planning Commission a complete listing of all new applications for amendments requested by the public, Council, Planning Commission, or the Planning Director, no later than September 1 of each year. The list shall also include any applications deferred from a previous docket.
- D. The Planning Director shall review the proposed annual docket items with the Planning Commission by October 1 of each year. The Planning Commission shall review and, after holding a duly advertised public hearing, make a recommendation to Council of any proposed amendments that should be included on or excluded from the annual review docket, or be deferred to the next annual cycle or periodic review docket cycle pursuant to section 10-09.090.
 - 1. **Include.** The Council's decision to include an application in the annual docket is procedural only and does not constitute a decision by the Council as to whether the proposed amendment will ultimately be approved.
 - 2. **Exclude.** The Council's decision to exclude an application from the docket terminates the application without prejudice to the applicant or the proposal.
 - 3. **Defer.** The Council's decision to defer an application means the application may be considered, as specified by the Council, either for the next annual docket cycle or the next periodic review docket cycle.
- E. In making its docket recommendation, the Planning Commission should consider the following:
 - 1. The application is deemed complete;
 - 2. The application, in light of all proposed amendments being considered for inclusion in the year's annual docket, can be reasonably reviewed within the staffing resources and operational budget allocated to the Department by Council;
 - 3. The proposed amendment would not require additional amendments to the comprehensive plan or development regulations not otherwise addressed in the application, and is consistent with other goals, objectives, and policies of the comprehensive plan;
 - 4. The proposed plan amendment raises policy, land use, or scheduling issues, or that the proposal is comprehensive enough in nature that it would more appropriately be addressed as part of a periodic review cycle;
 - 5. The application proposes a regulatory or process change that for which no amendment to the comprehensive plan is required and should be reviewed for potential consideration as a part of the work plan;
 - 6. The application lacks sufficient information or adequate detail to review and assess whether or not the proposal meets the applicable approval criteria. A determination that the proposal contains sufficient information and adequate detail for the purpose of docketing does not preclude the Department from requesting additional information at a later time.
- F. The selected proposed amendments collectively shall be known as the annual review docket for the next calendar year, and shall be adopted by Council Resolution, preferably by October 31 but no later than November 30 of each calendar year.

10-09.070 - Application requirements.

- A. All applications for amendment of the comprehensive plan or development regulations submitted by the public shall, in a format established by the city, contain the following:
 - 1. Application form signed by the owner(s) of record, address, telephone numbers and agent information;
 - 2. A description of the proposed amendment including proposed map or text changes;

3. The location of the proposed amendment shown on an assessor's map dated and signed by the applicant, if the proposal is for a land use map or zoning atlas amendment;
 4. A legal description and a notarized signature of one (1) or more owners, if a change in the zoning atlas is requested by owner(s) concurrent with a requested land use map amendment;
 5. An explanation of why the amendment is being proposed and, if applicable, how or why the map or text is in error;
 6. An explanation of anticipated impacts to be caused by the change;
 7. An explanation of how the proposed amendment is consistent with GMA, the countywide planning policies, the comprehensive plan and adopted findings of fact and legislative intent;
 8. An explanation of how the change affects development regulations or how the amendment brings the development regulations into compliance with the plan;
 9. If applicable, an explanation of why existing comprehensive plan language should be added, modified, or deleted;
 10. A SEPA checklist, if required; and
 11. Fees as set by the Council.
- B. The city may prescribe additional application requirements.
- C. Persons wishing to initiate an amendment are encouraged, but not required, to use the pre-application procedures of section 10-02.010.

10-09.080 - Plan amendments—Review and public notice procedures.

- A. Review of annual docket items shall occur pursuant to the schedule below:

TABLE B. REVIEW OF DOCKETED PROPOSED AMENDMENTS

DUE BY	PROCESS
November 30 of prior year	Docket approval, per section 10-09.060 and posted to web site
Throughout the year	Planning Commission to hold work sessions public hearing(s) on proposed amendment(s)
No later than November 30	Council to review and make a decision to approve, deny, or defer action on each item on the docket (may include identification of items that will be continued into next docket cycle)

- B. Public Notification. Information regarding any proposal pursuant to this chapter shall be broadly disseminated to the public at minimum as provided in subsection 1 below, as well as by any of the other following methods as determined to be appropriate by the Planning Director.
1. Publishing a paid public notice at least ten (10) days prior to a public hearing in the official newspaper of record;

2. Distributing a press release;
 3. Posting notice on the Department's website;
 4. Posting notice at City Hall, the County Courthouse, and/or the local library, and other "hot spots" of public involvement.
- C. Public Notification - Site-specific comprehensive plan map and zoning atlas amendments. Where public notice is otherwise required by this chapter, such notice shall be mailed directly to the owners of the affected properties, and to all property owners within 300 feet of the subject property.
- D. Public Participation. In addition to public notice as otherwise required by this chapter, the public shall have the opportunity to participate in the city legislative matters via public hearing before the Planning Commission, via public hearing before the Council if the Council opts to hold its own public hearing, by written comment, and by other forums as appropriate (per RCW 36.70A.140).
- E. The Planning Commission shall evaluate the proposed amendments as follows:
1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency also under annual review by the Planning Commission and Council?;
 2. Do all applicable elements of the comprehensive plan support the proposed amendment or revisions?;
 3. Does the proposed amendment or revision more closely meet the goals, objectives and policies of the comprehensive plan?;
 4. Is the proposed amendment or revision consistent with the countywide planning policies?;
 5. Does the proposed amendment or revision comply with the requirements of the GMA?; and
 6. Are the assumptions underlying the applicable portions of the comprehensive plan or development regulations no longer valid because new information is available which was not considered at the time the plan or regulation was adopted?
- F. The Planning Commission shall hold one (1) public hearing on the proposed amendments and shall forward Council its recommendations and findings of fact and legislative intent.
- G. Upon receipt of a recommendation on all or any part of a plan, plan amendment or development regulation from the Planning Commission, Council shall schedule review of the proposal to consider and take action on the proposed amendments. The Council's decision to either approve, deny, or defer action on each item in the annual review docket concludes that year's annual docket cycle, which should occur no later than November 30 of each calendar year.
- H. With each adopted amendment Council shall also adopt findings of fact and legislative intent to support the change in the comprehensive plan and/or development regulations. Council may choose to incorporate by reference the findings of fact and legislative intent prepared by either the Department or the Planning Commission if Council so agrees and desires. Council may also decide to adopt its own findings of fact and legislative intent.
- I. Findings shall identify, as applicable, the following:
1. The local circumstances, if any, that have been relied on in reaching a decision on the proposed amendment; and
 2. How the planning goals of Chapter 36.70A RCW have been balanced in the decision on the proposed amendment.
- J. The Planning Director shall notify the State of Washington pursuant to RCW 36.70A.106 prior to the adoption of comprehensive plan amendments, development regulations or annual review amendments.

K. Within ten (10) days of adoption, the Planning Director shall transmit the adopted plan amendment(s) to the state.

10-09.090 - Periodic review and update procedures.

A. The periodic review cycle is established in accordance with RCW 36.70A.130. The periodic review docket shall include:

1. A comprehensive review to provide for a cumulative analysis of the twenty-year plan and its implementing regulations based upon official population growth forecasts and other relevant data in order to consider substantive changes to planning policies language, and changes to the urban growth areas;
2. Items deferred by the Dayton Council in a prior year to be placed on the periodic review docket;
3. City priority review and update items that can be reasonably reviewed within the staffing resources and operational budget allocated to the Department by the Council; and
4. Items identified for review and updates due to legislative changes, as identified on the Department of Commerce periodic review checklist.

B. The periodic review docket shall be separate from the annual review docket; the dockets may, however, be considered concurrently as per section 10-09.050(D).

NEW 10-09.100 - Appeals.

Appeals of decisions to amend the comprehensive plan or development regulations shall comply with the procedures set forth in Chapter 36.70A RCW.

10-09.110 - Severability.

If any provision or provisions of this chapter or its/their application to any person or circumstance is held invalid, the remainder of this chapter and the application of such provision or provisions to other persons or circumstances shall not be affected.

RCW 36.70A.210

Countywide planning policies.

(1) The legislature recognizes that counties are regional governments within their boundaries, and cities are primary providers of urban governmental services within urban growth areas. For the purposes of this section, a "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land-use powers of cities.

(2) The legislative authority of a county that plans under RCW 36.70A.040 shall adopt a countywide planning policy in cooperation with the cities located in whole or in part within the county as follows:

(a) No later than sixty calendar days from July 16, 1991, the legislative authority of each county that as of June 1, 1991, was required or chose to plan under RCW 36.70A.040 shall convene a meeting with representatives of each city located within the county for the purpose of establishing a collaborative process that will provide a framework for the adoption of a countywide planning policy. In other counties that are required or choose to plan under RCW 36.70A.040, this meeting shall be convened no later than sixty days after the date the county adopts its resolution of intention or was certified by the office of financial management.

(b) The process and framework for adoption of a countywide planning policy specified in (a) of this subsection shall determine the manner in which the county and the cities agree to all procedures and provisions including but not limited to desired planning policies, deadlines, ratification of final agreements and demonstration thereof, and financing, if any, of all activities associated therewith.

(c) If a county fails for any reason to convene a meeting with representatives of cities as required in (a) of this subsection, the governor may immediately impose any appropriate sanction or sanctions on the county from those specified under RCW 36.70A.340.

(d) If there is no agreement by October 1, 1991, in a county that was required or chose to plan under RCW 36.70A.040 as of June 1, 1991, or if there is no agreement within one hundred twenty days of the date the county adopted its resolution of intention or was certified by the office of financial management in any other county that is required or chooses to plan under RCW 36.70A.040, the governor shall first inquire of the jurisdictions as to the reason or reasons for failure to reach an agreement. If the governor deems it appropriate, the governor may immediately request the assistance of the *department of community, trade, and economic development to mediate any disputes that preclude agreement. If mediation is unsuccessful in resolving all disputes that will lead to agreement, the governor may impose appropriate sanctions from those specified under RCW 36.70A.340 on the county, city, or cities for failure to reach an agreement as provided in this section. The governor shall specify the reason or reasons for the imposition of any sanction.

(e) No later than July 1, 1992, the legislative authority of each county that was required or chose to plan under RCW 36.70A.040 as of June 1, 1991, or no later than fourteen months after the date the county adopted its resolution of intention or was certified by the office of financial management the county legislative authority of any other county that is required or chooses to plan under RCW 36.70A.040, shall adopt a countywide planning policy according to the process provided under this section and that is consistent with the agreement pursuant to (b) of this subsection, and after holding a public hearing or hearings on the proposed countywide planning policy.

(3) A countywide planning policy shall at a minimum, address the following:

(a) Policies to implement RCW 36.70A.110;

(b) Policies for promotion of contiguous and orderly development and provision of urban services to such development;

(c) Policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW **47.06.140**;

(d) Policies for countywide transportation facilities and strategies;

(e) Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;

(f) Policies for joint county and city planning within urban growth areas;

(g) Policies for countywide economic development and employment, which must include consideration of the future development of commercial and industrial facilities; and

(h) An analysis of the fiscal impact.

(4) Federal agencies and Indian tribes may participate in and cooperate with the countywide planning policy adoption process. Adopted countywide planning policies shall be adhered to by state agencies.

(5) Failure to adopt a countywide planning policy that meets the requirements of this section may result in the imposition of a sanction or sanctions on a county or city within the county, as specified in RCW **36.70A.340**. In imposing a sanction or sanctions, the governor shall specify the reasons for failure to adopt a countywide planning policy in order that any imposed sanction or sanctions are fairly and equitably related to the failure to adopt a countywide planning policy.

(6) Cities and the governor may appeal an adopted countywide planning policy to the growth management hearings board within sixty days of the adoption of the countywide planning policy.

(7) Multicounty planning policies shall be adopted by two or more counties, each with a population of four hundred fifty thousand or more, with contiguous urban areas and may be adopted by other counties, according to the process established under this section or other processes agreed to among the counties and cities within the affected counties throughout the multicounty region.

[**2009 c 121 § 2**; **1998 c 171 § 4**; **1994 c 249 § 28**; **1993 sp.s. c 6 § 4**; **1991 sp.s. c 32 § 2**.]

NOTES:

***Reviser's note:** The "department of community, trade, and economic development" was renamed the "department of commerce" by 2009 c 565.

Severability—Application—1994 c 249: See notes following RCW **34.05.310**.

Effective date—1993 sp.s. c 6: See note following RCW **36.70A.040**.

RESOLUTION NO. 969

WHEREAS, Columbia County and the City of Dayton have agreed to coordinate efforts toward meeting the goals of the Growth Management Act; and,

WHEREAS, it is necessary to designate urban growth areas to ensure future orderly and efficient use of county and municipal land; and,

WHEREAS, Columbia County has designated county-wide urban growth areas on an interim basis; and,

WHEREAS, Columbia County has requested Dayton City Council support of the County's designation of interim county-wide urban growth areas; and,

WHEREAS, in the best interests of cooperative and supportive city and county growth management act planning it is now, and therefore,

RESOLVED, that the Dayton City Council has reviewed and considered Columbia County's interim designation of county-wide urban growth areas and gives support to the county's designations.

ADOPTED at regular session of the Dayton City Council this 12th day of July, 1994.

CITY OF DAYTON, WASHINGTON


MAYOR

ATTEST:


CITY CLERK / ADMINISTRATOR

MEMORANDUM

July 7, 1994

TO: The Mayor and Dayton City Council
FROM: Jim Lapinski, Planner
TOPIC: Resolution of support

Ladies and Gentlemen,

At the request of the Planning and Economic Development Committee, I have drafted a resolution of support for Columbia County's efforts to designate county-wide urban growth areas. The resolution was drafted in the event council decides to give such support.

I have also enclosed copies of the County's designations and have invited Kim Lyonnais to attend the next Council meeting to help explain the document, if need be. Thank you.

A handwritten signature in cursive script, reading "Jim Lapinski".

FILED FOR RECORD

JUL 8 1994

at 10:35 AM

COLUMBIA COUNTY AUDITOR
DAYTON, WASHINGTON

FILE NO. 6516

COUNTY OF COLUMBIA

STATE OF WASHINGTON

RESOLUTION NO. 94-06

POLICIES FOR COUNTY-WIDE PLANNING

WHEREAS: The State of Washington's Growth Management Act requires every county in the State planning under the Growth Management Act to prepare and adopt County Wide Planning Policies to provide a framework for town, city and county comprehensive plans; and

WHEREAS: Columbia County must prepare these policies in cooperation with the municipalities within its boundaries to ensure that county and municipal comprehensive plans are coordinated and consistent; and

WHEREAS: Columbia County, with the assistance of Creative Community Solutions, a private consultant, has completed a process of fulfilling this requirement; and

WHEREAS: The City of Dayton adopted a resolution of support of these county wide planning policies on March 22, 1994; and

WHEREAS: The Town of Starbuck adopted a resolution of support of these county wide planning policies on April 12, 1994; and

THEREFORE BE IT RESOLVED that the Columbia County Board of Commissioners hereby adopt by resolution the following County Wide Planning Policies;

- 1. Policies to implement urban growth areas and policies for promotion of continuous and orderly development and provision of urban services to such development:**

New development creating conditions of urban growth as defined in RCW 36.70A.030(14) shall be in designated urban growth areas served by public services and facilities which meet minimum county-wide standards. 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. 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 county standards for public facilities and services.

2. Policies for siting public capital facilities of a county-wide or state-wide nature:

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

3. Policies that consider the need for affordable housing:

Land use plans and development regulations shall 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 development of abandon 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.

4. Policies for county-wide economic development and employment:

Land use plans and development regulations shall encourage county-wide economic development through the appropriate utilization of Columbia County's natural resources and recreational opportunities.

5. Policies addressing the fiscal impact of public facilities and services:

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.

6. Policies for joint planning within urban growth areas:

The Columbia County Planning Department shall 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 shall minimally 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.

7. Policies for county-wide transportation facilities and strategies:

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

ADOPTED BY THE COLUMBIA COUNTY BOARD OF COMMISSIONERS THIS 5TH DAY OF JULY, 1994.

ATTEST:

COLUMBIA COUNTY BOARD OF COMMISSIONERS

Thiry Lembcke
Thiry Lembcke
Clerk of the Board

George E. Wood
George E. Wood, Chairman

George F. Touchette
George F. Touchette, Commissioner

Jon W. McFarland
Jon W. McFarland, Commissioner

City of Dayton - Res of support 3-22-94

Starbuck Town Council - Res of support 4-12-94
Thiry Jane Lembcke

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

WHEREAS: The Planning Commission having held a public hearing on May 23, 1994, and having fully considered the entire record and all public testimony, correspondence, reports, Growth Management requirements and all those matters of record presented to the Planning Commission prior to and including the May 23, 1994 hearing, RECOMMENDS APPROVAL to the Columbia County Board of Commissioners.

NOW: The Columbia County Planning Commission recommends to the Board of County Commissioners it's approval of the County Wide Planning Policies as supported by the following findings:

1. Public input was given and reviewed at the May 23rd, 1994 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; 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.

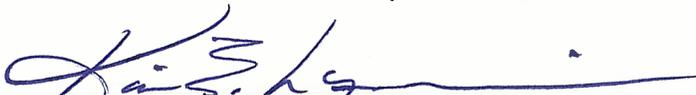
CONCLUSIONS

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 Columbia County Comprehensive Plan, consideration for the public health, safety and welfare of the citizens of Columbia County, the Planning Commission recommends approval of the County Wide Planning Policies to the Columbia County Board of Commissioners.

Dated this 13th day of June, 1994



Wallace Robertson, Chairman



Kim Lyonnais, Secretary

RESOLUTION NO. XXXX

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 of 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 support (RCW 36.70A.210); and,

WHEREAS, the last update to the Countywide Planning Policies was done through Resolution 969, signed on July 12th, 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 18th, 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 10th, 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 15th, 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 adopted a resolution of support on January 8th, 2019; and,

WHEREAS, Columbia County will adopt the Countywide Planning Policies on February 19th, 2019, following the City of Dayton's adoption of this resolution.

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 recreation 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 coordinate 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 abandon 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 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 minimally 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 13th 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 15th, 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 Board of County Commissioners it's approval of the County Wide Planning Policies as supported by the following findings:

1. Public input was given and reviewed at the January 15th, 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 Columbia County, the Planning Commission recommends approval of the County Wide Planning Policies to the Columbia County Board of Commissioners.

Dated this 13th day of January, 2019

Byron Kaczmariski, Chairman

Meagan Bailey, Planning Director