

Dayton City Planning Commission

Regular Meeting—Agenda

Tuesday, August 21st, 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. July 17th, 2018
 4. Communications from Citizens
 5. Public Hearings
 - a. None scheduled
 6. Old Business
 - a. Comprehensive Plan Update
 - i. Current status
 - ii. Presentation of final docket list
 1. Request public hearing at next regular meeting
 - b. Roster—update with contact information
 7. New Business
 - a. Introduction to draft amendments to code compliance ordinance
 8. Adjournment
 - a. Next meeting: Tuesday, September 18th, 2018



DAYTON CITY PLANNING COMMISSION

114 S. 2nd Street, Dayton, Washington 99328

Meeting Minutes

Tuesday, July 17th, 2018 – 6:30 p.m.

Call to Order: by Vice-Chair, Byron Kaczmarski at 6:29 p.m.

Roll Call: Members Present: Byron Kaczmarski, Kathryn Witherington, Laura Aukerman, Ashly Beebe. Others Present: Meagan Bailey, Planning Director; Dena Martin, Planning Clerk; Mayor Craig George; members of the public, Greg Brownell, and Chuck Ketterman.

A quorum of commission members was present.

Minutes: The June 19th, 2018 meeting minutes were reviewed.

- A motion to approve the June 19th, 2018 meeting minutes as distributed was made by Witherington and seconded by Beebe. Motion passed.

Communication from Citizens:

- Greg Brownell said he was grateful for the time, attention interest the Commission has shown in considering updates to the zoning code that will be helpful to the United Brethren church.
- Chuck Ketterman spoke in support of the proposed zoning changes and said he was glad to see amendments related to nonconforming properties.

Public Hearings

- A Public Hearing on proposed revisions to Title 11: Zoning of the Dayton Municipal Code was opened by the Vice-Chair at 6:34 p.m.
 - Planning Director Baily presented a comprehensive staff report which detailed the proposed revisions. The proposed amendments cover conditions and situations not currently addressed by the code. Other amendments ensure that the code better meets the needs of the community.
 - Mayor Craig George said that the amendments are “common sense changes” and said he is glad to see the code brought up to date.
 - Chuck Ketterman stated that the changes would allow the United Brethren Church to add an ADA bathroom and minor exterior changes.

- Greg Brownell said the church currently has no bathroom or running water in the sanctuary and it has something that has been wanted for years. He appreciates that the Commission is willing to recommend these changes and cares.
- The Public Hearing was closed by the Vice-Chair at 6:39 p.m.
 - A motion was made by Witherington and seconded by Beebe to recommend adoption of the amendments as presented to the City Council. Motion passed.

Old Business:

- Comprehensive Plan Update
 - Witherington presented the Comprehensive Economic Development Strategy (CEDS) survey results. CEDS results provide a project list overview and identify which areas are important to the public. Results can be useful for grant writing and should be considered for adoption in the comprehensive plan updates.
 - Bailey provided updates on the Comprehensive Plan process.
 - Ben Floyd of White Bluffs Consulting has been selected as the Comprehensive Plan update consultant. Floyd scored highest on a grading matrix completed by representatives of the County, City of Dayton and Town of Starbuck. Floyd worked with the County on the award-winning Shoreline Master Plan and performed mapping for the Voluntary Stewardship Program.
 - A timeline for the Comprehensive Plan update process should be available at the August meeting.
 - General discussion on the potential scope of Comprehensive Plan updates and what types of items might be submitted on a docket form. Bailey provided an explanation of the Urban Growth Area with following discussion.

New Business:

- Bailey informed staff that former Commission Chair Joe Huether has submitted his resignation.
- Elections of Vice-Chair.
 - Vice-Chair Byron Kaczmariski will assume the position of Chair per Dayton Planning Commission bylaws.

- Beebe motioned to appoint Witherington as Vice-Chair. Aukerman seconded. Motion passed.
- Staff Training.
 - Bailey presented the Commission with informational binders and resources and discussed parliamentary procedure.
 - Commission viewed the Attorney General’s Office Open Public Meetings Act Training video. Certificates of completion were awarded.
 - Commission engaged in general discussion and questions regarding the comprehensive plan, the docketing process, and garnering public participation.

Adjournment: Witherington moved to adjourn. Aukerman seconded. Kaczmariski adjourned the meeting at 7:33 p.m.

Announcements:

- Next Scheduled Commission Meeting: August, 21st, 2018 @ 6:30 pm.

Approved, August 21st, 2018,

Byron Kaczmariski, Planning Commission Chair Date

Attest:

Meagan Bailey, Planning Director



2019 Comprehensive Plan Update Summary of Docket Items

Docket Request #1

Name of Requestor(s): Planning Commission, staff
Summary: UGA Land Swap

Request: To swap Urban Growth Area acreage to ensure a near-even transfer. The northwest area of the UGA is primarily floodway, which cannot be developed in anyway, meaning this acreage is entirely unusable. The northeast area is developed with an existing rock pit, owned and operated by Columbia County. The previous County Engineer recommended removing this acreage from the UGA, as it will never be developed into an urban area. As these are not suitable for future city growth, the proposed is to remove the acreage within the above mentioned areas, and add UGA to the east end of town, with additional acreage added on the west end of town, where Blue Mountain Station is predicted to develop more in the future.

Attachments:
The proposed UGA is attached as Appendix 1.

Recommendation: Include in final Comprehensive Docket List and approve docket by Resolution

Docket Request #2

Name of Requestor(s): Planning staff
Summary: Blue Mountain Region Trails Plan

Request: The Blue Mountain Region Trails Plan has been adopted by the Palouse Regional Transportation Planning Organization currently, but should also be adopted, either by reference or inclusion, into the Comprehensive Plan. Through work with our experienced consultant, we will select the how/where to include this into the comprehensive plan. In adopting this, we will become more competitive with our grant applications for projects in relations to the Blue Mountain Region Trails plan.

Recommendation: Include in final Comprehensive Docket List and approve docket by Resolution

Docket Request #3

Name of Requestor(s): Planning staff

Summary: Improved retail development downtown

Request: Development in the Main Street district is in need of a Planning ‘push’. These amendments could include the addition of new goals into the Comprehensive Plan, amending the Development regulations in regards to zoning, increasing the allowed uses within that area, and more. The request is to formally receive support to approach the topic with the hired consultant and use the Planning Commission and the public to determine the exact improvements that are needed.

Recommendation: Include in final Comprehensive Docket List and approve docket by Resolution

Docket Request #4

Name of Requestor(s): Planning staff

Summary: Updates to Countywide Planning Policies

Request: The Columbia County Countywide Planning Policies have not been reviewed nor updated since 1994, as the county opted into the Growth Management Act. As such, there is much room for improvement on the adopted policies. As we are working on a Regional Comprehensive Plan update, the time has never been better for the County and incorporated areas to band together and revise and update the historic countywide planning policies.

Attachments:

Resolution No. 1994—06: Policies for County-Wide Planning as Appendix 2.

Recommendation: Include in final Comprehensive Docket List and approve docket by Resolution

Docket Request #5

Name of Requestor(s): Planning staff

Summary: Comprehensive Plan Docketing Procedures

Request: Docketing procedures for the City of Dayton are currently listed under Chapter 10-09 – Amending the Comprehensive Plan. These processes require review, and should be simplified. The goal of staff is to ensure consistency between all jurisdictions, and to adopt similar processes for Dayton, Starbuck, and Columbia County.

Attachments:

Dayton Municipal Code 10-09.070 – 10-09.220 as Appendix 3.

Recommendation: Include in final Comprehensive Docket List and approve docket by Resolution

Docket Request #6

Name of Requestor(s): Ashly Beebe, Dayton Planning Commission member

Summary: Improved Facilities at Sports Complex

Request: Per the submitted Docket Form, Beebe formally requests improvements to include “public bathrooms near dog park, juvenile fishing pond, and baseball fields”.

Attachments:

Completed Comprehensive Plan Docket Form as Appendix 4.

Recommendation: Include in final Comprehensive Docket List and approve docket by Resolution

Docket Request #7

Name of Requestor(s): Ashly Beebe, Dayton Planning Commission member

Summary: Improved Recycling Facilities

Request: Per the submitted Docket Form, Beebe formally requests improvements to include “addition of plastics recycling bins (currently only cardboard and aluminum)”.

Attachments:

Completed Comprehensive Plan Docket Form as Appendix 5.

Recommendation: Exclude

Docket Request #8

Name of Requestor(s): Gerald and Carol Pullium

Summary: Tree Height over Public Right of Way

Request: Per the submitted Docket Form, the Pulliams formally request “change in minimal tree height clearance over roadway in residential areas decrease from 14 feet to more reasonable of 10 feet or less”.

Attachments:

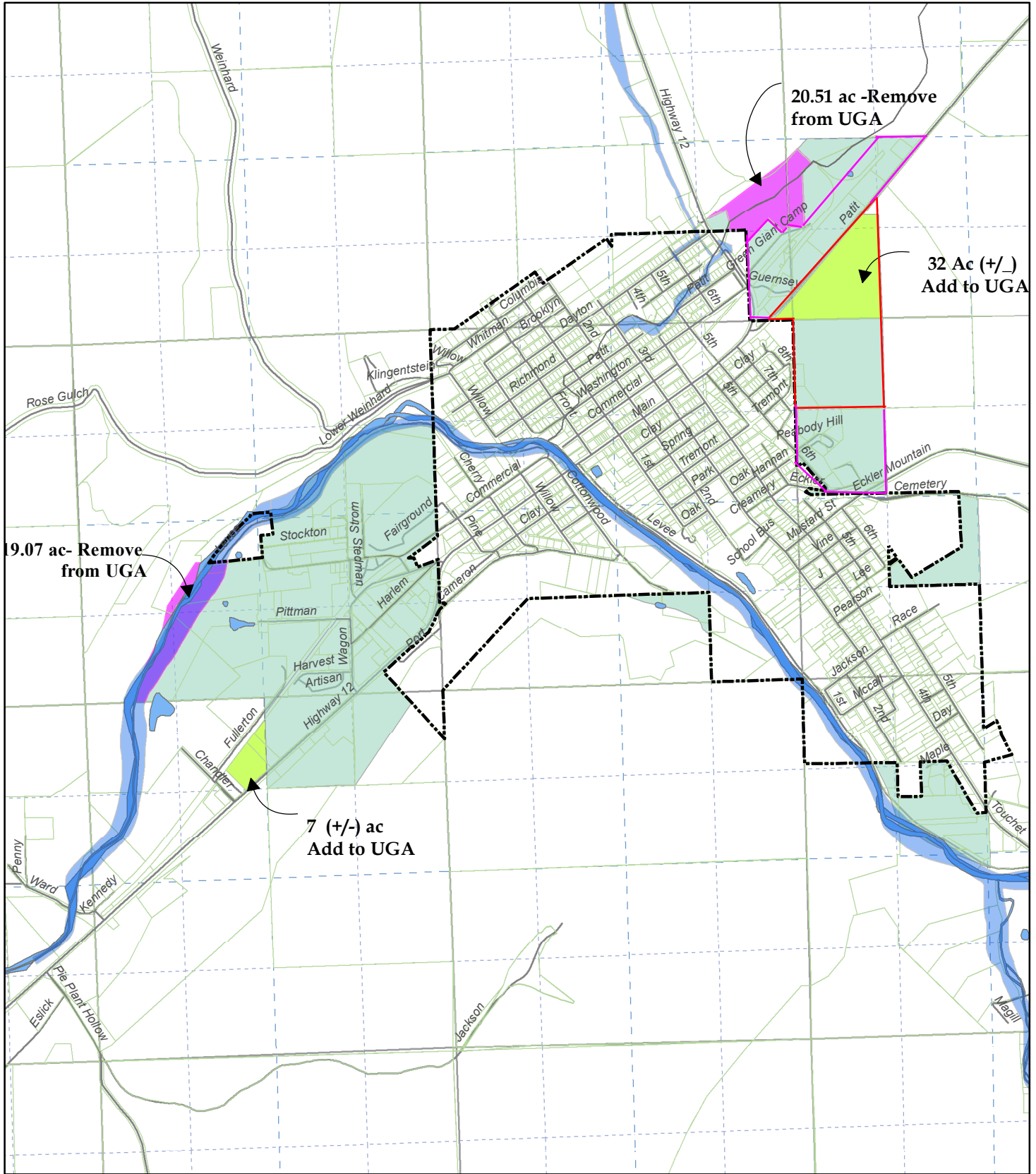
Completed Comprehensive Plan Docket Form as Appendix 6.

Recommendation: Exclude



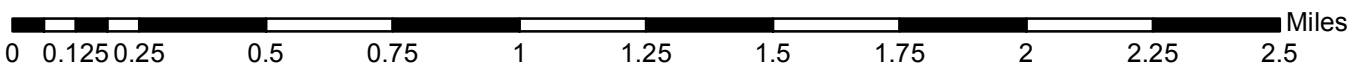
Proposed UGA changes - Dayton, WA 2016

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Legend

- FEMA Floodway
- City Limits
- Remove from UGA
- Proposed Add to UGA
- Dayton UGA
- Parcels
- Section Line
- 1/4 Section
- 1/16 Section



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.

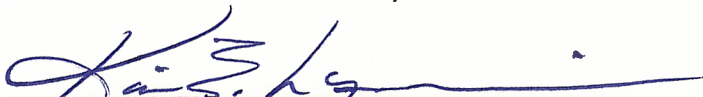
CONCLUSIONS

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

Appendix 3

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)

Comprehensive Plan Docket Form

Columbia County _____ Dayton Town of Starbuck _____

Applicant Name: Ashly Beebe Date: 7/20/18

Mailing Address: 304 W Dayton Ave

Email: mermaid1128@gmail.com Phone: 907-306-7656

Type of Request

- | | | | |
|----------------------------------|--------------------------|---------------------------------|-------------------------------------|
| Comp Plan or Text Amendment | <input type="checkbox"/> | Land Use Designation Amendment | <input type="checkbox"/> |
| Development Regulation Amendment | <input type="checkbox"/> | Zoning Classification Amendment | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | Text Amendment | <input checked="" type="checkbox"/> |

Has this been submitted previously? NO If yes, please indicate the year _____

If yes, what was the outcome (Use additional sheet if necessary)?

Amendments to Property-Specific Use or Zonings

General location: Dog Park @ City Park

Total Acres: _____ Tax Parcel ID(s) _____

Current Land Use Designation _____ Requested Land Use Designation _____

Current Zoning Classification _____ Requested Zoning Classification _____

Requested Change and Rationale Need public bathrooms near dog park, juvenile fishing pond & baseball fields

Proposed use of Parcel _____

How will change affect adjoining parcels? _____

How is the change compatible with the surrounding area? _____

Area-Wide & Text Amendments

Chapter and section of Comprehensive Plan to be amended: Capital Improvements

Indicate either conceptual or specific amendatory language. Be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, indicate current and proposed language. (Use additional sheet if necessary.)

Need public restrooms near dog park, juvenile fishing pond, + baseball fields.

Additional Information

Describe and/or attach any studies, research information, or further documentation that will support this proposal.

How to Submit a Docket Form

Print form and submit by mail:

OR

Save form to your computer, then attach to an email and send to:

Columbia County Planning and Building
114 S. 2nd Street
Dayton, WA 99328

meagan_bailey@co.columbia.wa.us

Background on the Docket Process

The docket process responds to the requirement of the Growth Management Act at 36.70A.470. Docketing means compiling and maintaining a list of suggested changes to the Comprehensive Plan or development regulations in a manner that ensures suggested changes are considered by the County and are available for review by the public. Download this form electronically or learn more about the Comprehensive Plan by visiting the Planning and Building Department page at www.columbiaco.com.

Comprehensive Plan Docket Form

Columbia County Dayton Town of Starbuck _____

Applicant Name: Ashly Beebe Date: 7/20/18

Mailing Address: 304 W Dayton Ave

Email: memmaid1128@gmail.com Phone: 907-306-7654

Type of Request

- | | | | |
|----------------------------------|--------------------------|---------------------------------|-------------------------------------|
| Comp Plan or Text Amendment | <input type="checkbox"/> | Land Use Designation Amendment | <input type="checkbox"/> |
| Development Regulation Amendment | <input type="checkbox"/> | Zoning Classification Amendment | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | Text Amendment | <input checked="" type="checkbox"/> |

Has this been submitted previously? No If yes, please indicate the year _____

If yes, what was the outcome (Use additional sheet if necessary)?

Amendments to Property-Specific Use or Zonings

General location: City of Dayton - transfer station

Total Acres: _____ Tax Parcel ID(s) _____

Current Land Use Designation _____ Requested Land Use Designation _____

Current Zoning Classification _____ Requested Zoning Classification _____

Requested Change and Rationale Addition of plastics recycling bins
(currently only cardboard & aluminum)

Proposed use of Parcel _____

How will change affect adjoining parcels? _____

How is the change compatible with the surrounding area? _____

Area-Wide & Text Amendments

Chapter and section of Comprehensive Plan to be amended: *Land use p.44 obj.G3*
Cap Facilities p.52 Obj. AS

Indicate either conceptual or specific amendatory language. Be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, indicate current and proposed language. (Use additional sheet if necessary.)

Ammand to specifically address plastics recycling as well as any possibility of recycling pick up house to house

Additional Information

Describe and/or attach any studies, research information, or further documentation that will support this proposal.

How to Submit a Docket Form

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Comprehensive Plan Docket Form

Columbia County _____ Dayton Town of Starbuck _____

Applicant Name: Gerard + Carol Pulliam Date: 7/20/18

Mailing Address: 346 S. Touche Dayton, Wa. (420 E Washington
property in question)

Email: Gacp@columbiai.net.com Phone: 509-382-4395

Type of Request

- | | | | |
|------------------------------------|-------------------------------------|---------------------------------|--------------------------|
| Comp Plan or Text Amendment | <input type="checkbox"/> | Land Use Designation Amendment | <input type="checkbox"/> |
| - Development Regulation Amendment | <input checked="" type="checkbox"/> | Zoning Classification Amendment | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | Text Amendment | <input type="checkbox"/> |

Has this been submitted previously? NO If yes, please indicate the year _____

If yes, what was the outcome (Use additional sheet if necessary)?

Amendments to Property-Specific Use or Zonings

General location: _____

Total Acres: _____ Tax Parcel ID(s) _____

Current Land Use Designation _____ Requested Land Use Designation _____

Current Zoning Classification _____ Requested Zoning Classification _____

Requested Change and Rationale _____

Proposed use of Parcel _____

How will change affect adjoining parcels? _____

How is the change compatible with the surrounding area? _____

Area-Wide & Text Amendments

Chapter and section of Comprehensive Plan to be amended: _____

Indicate either conceptual or specific amendatory language. Be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, indicate current and proposed language. (Use additional sheet if necessary.)

Change in minimal tree height over Road way in
Residential area decrease from 14 ft to more Reasonable
of 10' or less.
clearance

Additional Information

Describe and/or attach any studies, research information, or further documentation that will support this proposal.

14' Ft may be Reasonable on Main St. where There
is Reg semi-traffic.

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2018

City of Dayton Planning Commission Roster

Name/Address	Phone Numbers	E-mail	Appointed Date / Term Expires
Byron Kaczmariski-Chair	Home: 509-382-4150 Work: 509-382-3104 Cell: 509-520-0945	byronkacz@gmail.com	Last Appointment Date: 12/07/2015 Term Expires: 03/01/2019
Kathryn Witherington-Vice Chair	Home: Work: 509-382-2577 Cell: 509-876-1871	kathryn.witherington@gmail.com	Last Appointment Date:12/06/2017 Term Expires: 03/01/2021
Ashly Beebe	Home: Work: Cell:	ashly.beebe@gmail.com	Last Appointment Date: 07/12/2018 Term Expires: 03/01/2021
Laura Aukerman	Home: Work: Cell:	luaukerman@gmail.com	Last Appointment Date: 07/12/2018 Term Expires: 03/01/2022

CHAPTER 21-35. - CIVIL PENALTIES

21-35.010. - Civil penalties—Assessment schedule.

- A. Civil penalties for code violations shall be imposed for remedial purposes and shall be assessed for each violation, pursuant to applicable code section(s) and/or the following schedule:

Code Section Violation	First Violation	History of less than three similar violations	History of three or more similar violations.
6-9.020.3.a Debris. Filthy or overgrown premises.	\$100	\$150	\$250
6-9.020.3.b Dangerous structures or falling fences	\$100	\$150	\$250
6-9.020.3.c Potential vermin habitat or fire hazard	\$250	\$350	\$500
6-9.020.3.d Attractive nuisance that proves detrimental to children.	\$250	\$350	\$500
6-9.020.3.e Abandoned vehicles-private property	\$150	\$250	\$350
6-9.020.3.f Abandoned vehicles-public property	\$150	\$250	\$350
6-9.020.3.g Health officer violation	\$350	\$500	\$750
6-9.020.3.h Obstructions to the public right-of-way	\$150	\$250	\$350

6-9.020.3.i Illegal Dumping	\$250	\$350	\$500
6-9.020.3.j Dumping in waterways	\$350	\$500	\$750
6-9.020.3.k Noise nuisance	\$100	\$150	\$250
6-9.020.3.l Unpermitted development	\$100	\$150	\$250
6-9.020.3.m Burning nuisance	\$100	\$150	\$250
6-9.020.3.n Animal manure or excreta	\$100	\$150	\$250
6-9.020.3.o Abandonment of personal property in right-of-way	\$150	\$250	\$350
6-9.020.3.p Unsecured excavations or pits	\$250	\$350	\$500
6-9.020.3.q Illegal discharge of sewage	\$500	\$1000	\$1500
6-9.020.3.r Man-caused pool of water causing breeding ground for insects	\$100	\$150	\$250
6-9.020.3.s Growing of marijuana where readily seen or smelled from public or private property	\$100	\$150	\$250

- B. If the violation(s) are not corrected as required by the notice and order or stop work order, or a voluntary compliance agreement is not entered into within that time period, and no administrative appeal is filed, the penalties for the next 15-day period shall be 150 percent of the initial penalties, and the penalties for the next 15-day period shall be 200 percent the amount of the initial penalties. The intent of this subsection is to increase penalties beyond the maximum penalties stated as an additional means to achieve timely compliance.
- C. Civil penalties shall be paid within 30 days of service of the notice and order or stop work order if not appealed. Payment of the civil penalties assessed under this chapter does not relieve a person found to be responsible for a code violation of his or her duty to correct the violation and/or to pay any and all civil penalties or other cost assessments issued pursuant to this chapter.
- D. The city may suspend civil penalties if the person responsible for a code violation has entered into a voluntary compliance agreement. Penalties shall begin to accrue again pursuant to the terms of the voluntary compliance agreement if any necessary permits applied for are denied, canceled or not pursued, if corrective action identified in the voluntary compliance agreement is not completed as specified, or if the property is allowed to return to a condition similar to that condition which gave rise to the voluntary compliance agreement.
- E. Civil penalties assessed create a joint and several personal obligation in all persons responsible for a code violation.
- F. The city shall seek to recover the costs of civil penalties as authorized in chapter 21-60 DMC.

6-4.12. - Abatement and removal of unauthorized motor vehicles or parts thereof.

- A. The storage or retention of an unauthorized motor vehicle is declared to constitute a public nuisance and is subject to removal and impoundment. The designated law enforcement agency shall inspect and investigate potential violations and citizen complaints of potential violations relative to unauthorized motor vehicles, or parts thereof and take the appropriate enforcement action if required. An unauthorized motor vehicle is defined as:
 - 1. A junk motor vehicle, as defined in RCW 46.55.010(5)) on private property or public right-of-way;
 - 2. Any vehicle, including: camping trailers, travel trailers, mobile homes, campers, boats or recreational vehicles or automobiles, trucks or other vehicles, upon a public right of way in the city for the purpose of:
 - a. Repairing or rehabilitating any inoperative vehicle; except repairs, necessitated by an emergency, which can be accomplished within a single 72-hour period;
 - b. Storing such vehicle for any period exceeding **Insert time frame here**. The movement of a vehicle for the primary purpose of avoiding the provisions of this subsection is not a defense to a charge of violating this subsection;
 - c. Habituating in such vehicle or occupying such vehicle for residential purposes exceeding two weeks.