



# DAYTON CITY PLANNING COMMISSION

114 S. 2<sup>nd</sup> Street, Dayton, WA

## Meeting Minutes

Tuesday, April 17, 2018 – 6:30 p.m.

---

Call to Order: by Chair, Joe Huether at 6:30 p.m.

Roll Call: Members Present: Joe Huether, Carol Rahn, Kathryn Witherington and Byron Kaczmariski.  
Also in attendance: Clint Atteberry, Building Official, Dena Martin, Planning Clerk  
A quorum of commission members was present.

Minutes: The March 20<sup>th</sup>, 2018 meeting minutes were reviewed.

- A motion to approve the March 20<sup>th</sup>, 2018 meeting minutes as distributed was made by Rahn and seconded by Witherington. Motion passed.

Communication from Citizens:

- Dustin and Nichole Durham asked the commission how they could be allowed to keep goats in the city limits. They have five lots on the edge of city limits, that are fenced and was previously used to pasture horses. They would like to have three miniature female goats to provide milk and to teach their sons to care for animals. Nichole provided the commission with information on other cities that allow goats in city limits. The commission briefly discussed health and safety concerns as well as the nuisance ordinance and said they would look into ways to make it work for the Durham's to have goats.

Public Hearing for changes to Chapter 17-02: Frequently Flooded Areas:

- A Public Hearing on proposed revisions to Chapter 17-02: Frequently flooded Areas of the Dayton Municipal Code was opened by the Chair at 6:46 p.m.
  - Proposed changes were reviewed and summarized by the Planning Clerk. The Commission received a comprehensive staff report. The proposed amendments, as suggested by the Department of Ecology, bring the code into full compliance with all environmental and developmental regulations. No additional comments or questions had been received. There was no public comment.
- The Public Hearing was closed by the Chair at 6:49 p.m.
  - A motion was made by Witherington and seconded by Rahn to recommend adoption of the revised ordinance to the City Council. Motion passed.

Old Business:

- Title 11: Zoning
  - Atteberry gave a Power Point presentation on Tiny Homes. The presentation detailed ways in which Tiny Homes fail to meet state building codes, explained how

and where Tiny Homes can be allowed, and presented alternatives such as “ABC Homes” and small manufactured homes that meet code requirements.

- The commission agreed that they now feel able to respond to questions from the public when asked why Tiny Homes aren’t allowed in the City and are able to suggest alternatives.
- A presentation/discussion on Airbnb’s was tabled until the next meeting.

New Business:

- Dayton Historic Preservation Commission – Title 5 Edits.
  - Dayton Historic Preservation Commission member Ginny Butler updated the Commission on proposed changes to the Historic Preservation Commission rules and procedures. Butler explained that the Commission has spent the last year-and-a-half going through the bylaws to make it factual, clear, and less ambiguous.
  - Commission questioned Butler briefly regarding specific changes to Title 5.
  - A motion was made by Witherington and seconded by Rahn to set a Public Hearing on the proposed revisions to Title 5: Historic Preservation of the Dayton Municipal code. Motion was approved and a Public Hearing will be set for May 15 at 6:35 p.m. at the Planning Department.

Additional Comments:

- Witherington asked about follow-through to the request by the Durham’s to allow goats on their property. Huether requested that staff look into what would be required to allow the Durham’s to have goats in the City and bring suggestions/options to the next meeting.

Adjournment: at 7:22 p.m.

Announcements:

- Next Scheduled Commission Meeting: Tuesday, May 15<sup>th</sup>, 2018 @ 6:30 pm.

Approved, May 15<sup>th</sup>, 2018,

---

Joseph Huether, City Planning Commission Chair      Date

Attest:

---

Meagan Bailey, Planning Director