

# Dayton City Planning Commission

Regular Meeting—Agenda

Tuesday, February 19<sup>th</sup>, 2019 at 6:30 PM

114 South 2<sup>nd</sup> Street, Dayton, Washington 99328



1. Call to Order
2. Roll Call and Establish Quorum
3. Review of Minutes
  - a. January 15<sup>th</sup>, 2019
4. Communications from Citizens
5. Public Hearings
  - a. None Scheduled
6. Old Business
  - a. 2020 Comprehensive Plan Update Items
    - i. Buildable Lands Analysis
      1. Review of mapping and numbers from GIS Technician
  - b. Vision/mission statements report
    - i. Leader: Discover Dayton's Diversity – next steps?
7. New Business
  - a. Downtown Dayton Memo
    - i. Memorandum from consultant
  - b. 2020 Comprehensive Plan Update
    - i. Introduction
    - ii. Dayton Profile
    - iii. Changes in Population
    - iv. Historic Element
    - v. Parks and Recreation Element
  - c. UGA Application to Columbia County (will have completed application by meeting date)
    - i. Review, support with FOF to send to County for consideration
  - d. Misc. new mapping (**drafts**)
8. Adjournment
  - a. Next meeting: Tuesday, March 19<sup>th</sup>, 2019

# Dayton City Planning Commission

Regular Meeting—Minutes

Tuesday, January 15<sup>th</sup>, 2019 at 6:30 PM

114 South 2<sup>nd</sup> Street, Dayton, Washington 99328



1. Call to Order
  - a. Vice Chair Kathryn Witherington called to order the regular meeting of the Dayton Planning Commission at 6:33 pm.
2. Roll Call and Establish Quorum
  - a. Members present: Kathryn Witherington, Ashly Beebe, Kari Dingman, Alicia Walker, and Byron Kaczmarski (late)
  - b. Others present: Meagan Bailey, Planning Director
3. Review of Minutes
  - a. December 18<sup>th</sup>, 2018
    - i. A motion was made by Dingman and seconded by Walker to approve the December 18<sup>th</sup>, 2018 minutes as presented; motion carries.
4. Communications from Citizens
  - a. None.
5. Public Hearings
  - a. 6:35 pm – Countywide Planning Policies
    - i. Vice Chair Witherington opened the public hearing at 6:34 pm.
    - ii. With no members of the public present, Witherington closed the public hearing at 6:37 pm.
    - iii. A motion was made by Beebe and seconded by Dingman for the Chair to sign the Findings of Fact and Conclusions of Law for County Wide Planning Policies as presented, and to recommend that the City Council adopt a Resolution of Support for the County Wide Planning Policies as presented; none opposed, motion carries.
6. Old Business
  - a. 2020 Comprehensive Plan Update Items
    - i. Buildable Lands Analysis
      1. Numbers being finalized – expect draft within couple weeks

- ii. Incentive Zoning
    - 1. A motion was made by Dingman and seconded by Walker for the Chair to sign the Findings of Fact and Conclusions of Law for Dayton Incentive Zoning Techniques as presented; none opposed, motion carries.
  - iii. Docketing Procedures
    - 1. A motion was made by Beebe and seconded by Dingman for the Chair to sign the Findings of Fact and Conclusions of Law for Comprehensive Plan Docketing Procedures as presented; none opposed, motion carries.
  - b. Vision/mission statements report
    - i. Voting close date: 1/31/2019; results will be presented during February meeting.
7. New Business
- a. 2020 Comprehensive Plan Update
    - i. A live editing session commenced and included revisions to the Land Use Element, the Capital Facilities Element, the Transportation Element, the Housing Element, and the Economic Development Element.
    - ii. Edits were captured electronically in the Draft Comprehensive Plan and were saved during the meeting. Revisions included:
      - 1. Correcting the wildlife species lists; and,
      - 2. Updated outdated department/agency titles; and,
      - 3. Adding clarifying language regarding the EMY levy; and,
      - 4. Expanding language under *The Club* to identify availability during school breaks, versus just spring break; and,
      - 5. Addition of Smith Hollow School to museum list; and,
      - 6. An entire re-write of the Downtown Dayton section, including language addition regarding the need for traffic revisions and additional pedestrian facilities; and,
      - 7. Need was identified to discuss transit services with Columbia County Public Transit; and,
      - 8. Various formatting and grammatical errors were identified and corrected.
8. Adjournment
- a. A motion was made by Dingman and seconded by Beebe to adjourn the regular meeting of the Dayton Planning Commission at 8:03 pm; none opposed. Meeting adjourned.
  - b. Next meeting: Tuesday, February 19<sup>th</sup>, 2019

Approved, February 19<sup>th</sup>, 2019

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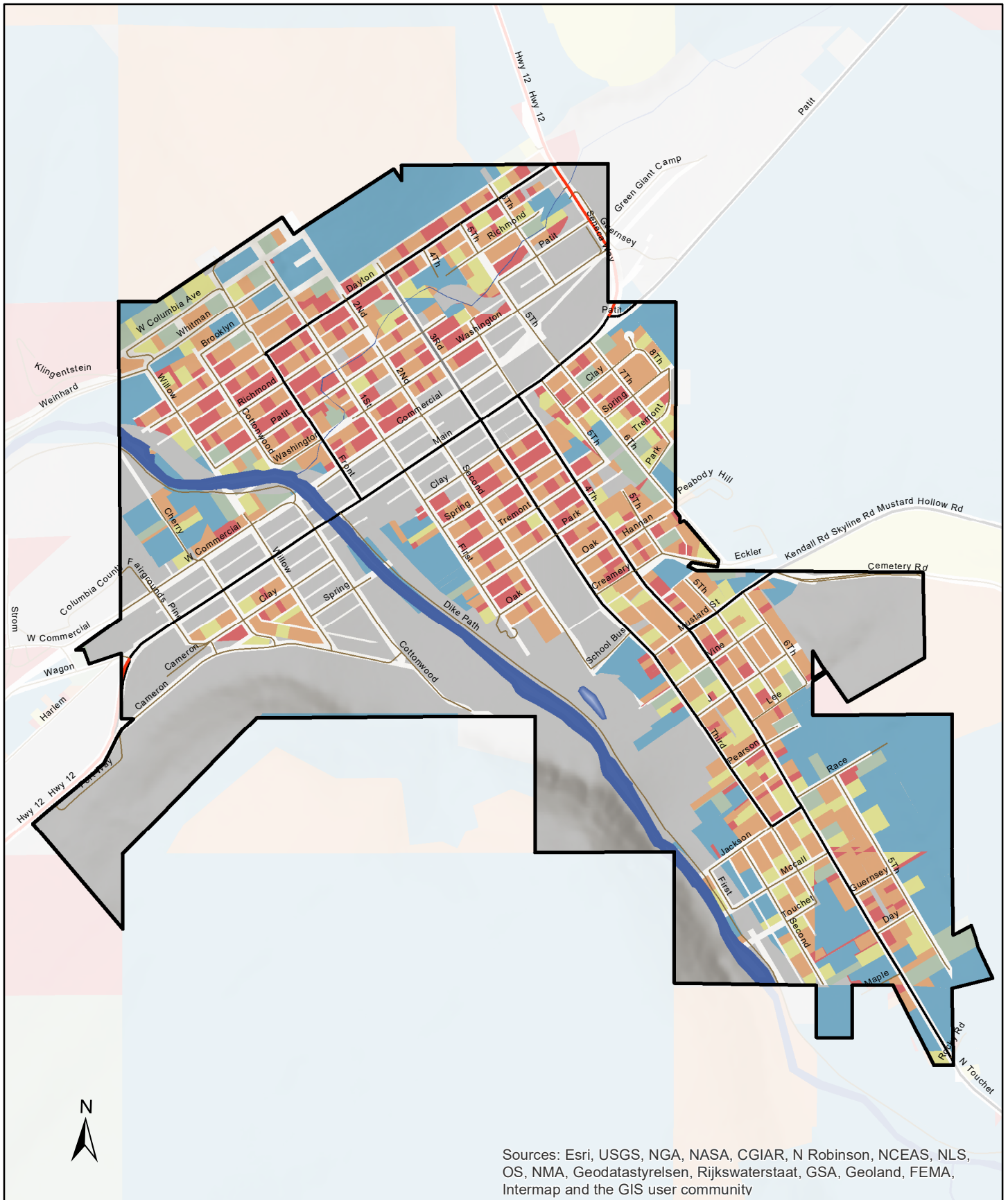
Byron Kaczmariski, Planning Commission Chair

Date

Attest:

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Meagan Bailey, Planning Director



# City of Dayton Buildable Lands Analysis

0 750 1,500 3,000  
Feet

## Lot Development Potential (Potential Lot Division per Existing Parcel)

- 0.0 - 1.0 Below minimum lot size
- 3.0 - 4.0
- 1.0 - 2.0 No subdivision potential
- 4.0 +
- 2.0 - 3.0
- Lands excluded from analysis

Lot Development Potential for Dayton

Potential	Acreage	Num. of Lots
0.0-1.0	29.2	245
1.0-2.0	132.8	173
2.0-3.0	60.3	160
3.0-4.0	28.7	51
4.0+	140.6	100
<b>TOTAL</b>	<b>391.6</b>	<b>729</b>

Lot Development Potential for Starbuck

Potential	Acreage	Num. of Lots
0.0-1.0	2.3	28
1.0-2.0	10.4	65
2.0-3.0	12.7	48
3.0-4.0	3.9	10
4.0+	72.2	55
<b>TOTAL</b>	<b>101.5</b>	<b>206</b>

Lot Development Potential for Unincorporated County

Potential	Acreage	Num. of Lots
0.0-1.0	9706	1067
1.0-2.0	17333	411
2.0-3.0	19780	277
3.0-4.0	27166	248
4.0+	280868	1275
<b>TOTAL</b>	<b>354853</b>	<b>3278</b>





## Memorandum

**To:** Meagan Bailey, CFM, Planning Director, Columbia County Planning and Building

**From:** Ferdouse Oneza, Oneza & Associates

Ben Floyd, White Bluffs Consulting

**Date:** January 8, 2019

**Re: Downtown Improvement Policies for Dayton**

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The purpose of this memo is to address the request from the City of Dayton for planning adjustments to encourage retail development in the downtown area. This was one of the requests in the Dayton docket list. The request includes the following:

*“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.”*

Downtown Dayton is already a part of the Main Street program. In this memo, we have included a preliminary discussion of potential items to be added to the Dayton Comprehensive Plan, including a set of goals and policies to address downtown development. These goals and policies also address the principles of the Main Street program. To implement the goals and policies, the City of Dayton may consider developing an implementation plan, which can be periodically reviewed and updated.

### **Downtown Development**

The City of Dayton has an opportunity to revitalize the downtown area as an economic center where people can walk, gather, shop, and spend time in an attractive environment. The City can promote its existing assets, such as historic buildings, natural setting next to the Touchet river, and its strong agricultural and recreation economies to attract local residents and tourists to spend more time in the downtown area. This would require coordination among property owners and the City’s





investment in necessary infrastructure. Additionally, transit facilities, housing near downtown, improved storefronts and wayfinding would promote a safe and lively ambiance for downtown.

## **Proposed Goals and Policies for Downtown**

Goal 1. Improve the economic vitality of the downtown area.

Policies:

1. Support existing businesses and promote new businesses to locate in the downtown area.
2. Create a list of desirable uses for downtown (such as restaurants, shops, café, wine cellars etc.) and ensure these uses are allowed in the zoning code.
3. Promote higher density and mixed-use housing near downtown.
4. Identify catalytic sites to invest and attract new businesses.
5. Improve the pedestrian access to downtown such as transit, bike and pedestrian amenities etc.

Goal 2. Enhance both the physical and visual assets of the downtown area.

Policies:

1. Provide incentives for façade improvements in downtown businesses. Offer façade improvements grants and loans, as available.
2. Establish wayfinding and gateway signs.
3. Promote streetscaping.
4. Enhance pedestrian friendly environment with sidewalks, transparent façade, benches etc.

Goal 3. Promote downtown activities that showcase the community's unique characteristics.

Policies:

1. Encourage events related to the local culture (such as agriculture - harvest festival, wine tasting, 4<sup>th</sup> of July celebration and other nationally recognized holidays).
2. Preserve, promote and highlight the historic district.



**Goal 4. Organize teams to lead economic development activities in downtown.**

**Policies:**

1. Create a downtown/main street group to lead and coordinate with multiple stakeholders
2. Engage stakeholders and partners in downtown revitalization efforts.
3. Develop a downtown revitalization plan with planned improvements and implementation strategies.



## 1 Introduction

The Washington State Growth Management Act (GMA), adopted by the state legislature in 1990, requires local governments to develop comprehensive plans to address local and statewide planning issues.

The City of Dayton Comprehensive Plan (Comprehensive Plan) was developed to reflect the City's values and plan for future growth consistent with the GMA and to guide City decisions on land use, transportation, infrastructure, housing, economic development, and the environment.

This Comprehensive Plan builds on the last update completed by the City in 2015. The updated plan addresses citizen input during visioning, refines goals and policies, incorporates recent analyses and findings in applicable plan elements, and reflects changes to more fully address the latest GMA requirements.

### 1.1 Purpose and Intent of the Comprehensive Plan

Recognizing the importance of planning, the Columbia County Board of Commissioners opted into the state's Growth Management Act [GMA] in 1991. The GMA requires the City to address several aspects of planning including adopting and revising a Comprehensive Plan. The primary reason for a Comprehensive Plan is to enable local government officials and citizens to anticipate and to deal constructively with the changes occurring within the City. Change is inevitable in every community whether it is growing or declining.

By looking at the past, as well as the negative and positive aspects of the present-day community, Dayton can gain insight into possibilities for the future and influence future development. This Comprehensive Plan is a vehicle through which Dayton's governmental officials and citizens can express their goals for the future and guide the City towards those goals.

### *1.1.1 Authority to Plan*

The Comprehensive Plan provides a legally recognized framework for making decisions about land use and other planning and policy priorities; however, it is fundamentally a policy document providing direction for how land use goals, policies, and regulations should be applied for the next 10 to 20 years in The City of Dayton. The policies are required by the GMA to be implemented through the use of such regulatory tools as zoning and subdivision ordinances, as well as other innovative techniques. These regulations must be developed and maintained in accordance with the goals and policies of this Comprehensive Plan.

## **1.2 Growth Management Act Goals and Required Elements**

The Washington State Growth Management Act [RCW 36.70A] establishes a framework that encourages communities to respond to growth in a realistic way. It recognizes that some central issues exist for all communities in Washington, and that these issues have implications for the state as a whole.

At the heart of the Act are the goals. The statute asks that each community create a Comprehensive plan based on the foundation and framework of the thirteen goals contained in RCW 36.70A 020:

4. **Urban Growth** - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
5. **Reduce Sprawl** - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
6. **Transportation** - Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
7. **Housing** - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing.
8. **Economic Development** - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

9. **Property Rights** - Private property shall not be taken for public use without just compensation having been made. The property rights of a landowner shall be protected from arbitrary and discriminatory actions.
10. **Permits** - Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
11. **Natural Resource Industries** - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
12. **Open Space and Recreation** - Encourage the retention of open space and development of recreation opportunities, conserve fish and wildlife habitats, increase access to natural resource lands and water, and develop parks.
13. **Environment** - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
14. **Citizen Participation and Coordination** - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
15. **Public Facilities and Services** - Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
16. **Historic Preservation** - Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

## 1.3 Plan Involvement and Authority

### 1.3.1 City Council

The Council delegated the responsibility for providing recommendations on complying with various aspects of GMA to the Dayton Planning Commission. The appropriate City departments would provide the Planning Commission with technical guidance and assistance in addressing these components of the comprehensive plan update.

### 1.3.2 Planning Commission

The State of Washington's Planning Commission Act [RCW 35A.63] allows incorporated municipalities within the state the right to establish a Planning Commission with certain powers and responsibilities. It is under this RCW and other applicable statutes that the City of Dayton has prepared this Comprehensive Plan.

### *1.3.3 Community Participation*

The 1989 comprehensive plan process included a survey and other public participation that were used as part of the 1997 Comprehensive Plan. The 1997 plan also included public meetings and hearings. For the 2007 update of the Comprehensive Plan, numerous public meetings and workshops were conducted with the planning commission.

### *1.3.4 Other Procedural Provisions*

As a component of the review process in updating the comprehensive plan, the City is required to address the procedural aspects of GMA, SEPA, and other applicable statutes.

Prior to the adoption of the plan, the City is required to submit a copy of the draft plan to the state of Washington for review. The state Department of Community, Trade and Economic Development is the primary agency with the coordinating responsibility for review and comment on the draft plan. This department, along with other state agencies and offices, and other interested parties, has the opportunity to review the draft plan prior to its adoption, which is no less than sixty [60] days from the date of submission. After the initial sixty [60] days have elapsed, the City has the ability to adopt the comprehensive plan. Upon adoption, a final sixty [60] day review is conducted.

RCW 36.70A, 36.70B, 36.70C and the Washington Administrative Code [WAC 365-190 and 365-195] outline the process and procedures for developing, adopting and amending local government comprehensive plans and development regulations. In addition procedural requirements under all or portions of the following RCW's: 19.27; 35.63; 43.21C; 47.80; 58.17; 76.09; 90.58; and other applicable statutes enacted or amended under the Growth Management Act.

## **1.4 Consistency and Relationship to Other Plans and Regulations**

The GMA requires that the Comprehensive Plan be internally consistent across objectives, goals, policies, text, and maps. At the same time, the comprehensive plans of adjacent jurisdictions must also be consistent and capital budget decisions must conform to each jurisdiction's adopted comprehensive plan.

Consistency progresses from the broad goal, through its policies, and then to specific actions. The maps of the Comprehensive Plan augment the text, goals, and policies. The following plans are adopted by reference and discussed in further detail in the sections below:

- CWPP (Appendix D)
- City development regulations
- Columbia County Shoreline Master Plan

- City of Dayton Transportation Improvement Program, 2019 – 2023 (Appendix XX) and the most recently adopted Six-Year Transportation Improvement Programs<sup>1</sup>
- City of Dayton Capital Facilities Plan Addendum, 2019 – 2023 (Appendix XX) and future amendments

### *1.4.1 Countywide Planning Policies*

The statute under RCW 36.70A.210 required that counties in coordination with the incorporated cities develop and adopted County-wide Planning Policies that address the following issues:

1. Policies to implement RCW 36.70A.110;
2. Policies for promotion of contiguous and orderly development and provision of urban services to such development;
3. Policies for siting public capital facilities of a county-wide or statewide nature;
4. Policies for county-wide transportation facilities and strategies;
5. Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;
6. Policies for joint city and county planning within UGA's;
7. Policies for county-wide economic development;
8. An analysis of the fiscal impact.
9. The Columbia County Board of Commissioners enacted a resolution to adopt the Columbia County-wide Planning Policies in July 1994.

### *1.4.2 Development Regulations*

Under the GMA, "development regulations" means "the controls placed on development or land use activities by a county, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances." The City's development regulations included in its Dayton Municipal Code (DMC; Dayton, WA DMC Titles 11 through 20) are intended to implement the Comprehensive Plan. The City of Dayton assumes a responsibility to ensure consistency of zoning, development regulations, and other official controls with the goals and policies of the Comprehensive Plan

#### **1.4.2.1 Land Development Regulations**

The City is required to amend its existing development regulations for consistency with the Comprehensive Plan (RCW 36. 70A. 040). Those development regulations, which are amended for consistency, shall be submitted to the Department of Community Trade and Economic Development

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(DCTED) in the same manner as the comprehensive plan, RCW 36.70A 106. The following are identified as development regulations under RCW 36.70A030:

- Zoning Ordinance
- Critical Areas Ordinance
- Planned Unit Developments
- Subdivision Ordinance
- Shoreline Master Programs
- Binding Site Pan

The foremost among these implementing regulations are the City's zoning and subdivision ordinances.

#### **1.4.2.2 Zoning Ordinance**

The zoning ordinance and map divide the land into districts: The zoning ordinance controls what types of uses are permitted or conditional in each of these districts. It also controls density, height, coverage, bulk, and setbacks in this district. This ordinance must be consistent with the Land Use Map from this document, which identifies land use classifications within the City and its Urban Growth Area (UGA) [Figure LU-1].

#### **1.4.2.3 Subdivision Ordinance**

The subdivision ordinance regulates the process of laying out parcels of undeveloped land into lots blocks, streets and public areas, and is primarily used to control new or expanding residential development. Where appropriate, the subdivision ordinance will be updated to reflect the development needs suggested by the Comprehensive Plan. Moreover, as part of implementing the UGA (Urban Growth Area), consistency between the City and county regulations will be reviewed.

#### **1.4.3 Shoreline Master Program**

To further ensure consistency between the updated comprehensive plan with other city development guidelines, the city is required under RCW 36.70A480 to have the Shoreline Master Program and the Comprehensive Plan be consistent. This was further emphasized with the passing of ESHB 1724.

The Washington State Department of Ecology revised the Washington Administrative Code to incorporate the consistency requirements between these two [RCW's 36.70A and 90.58] statutes, and to establish a framework for creating a Shoreline Element in the comprehensive plan. Dayton is included in Columbia County's Shoreline Master Program and incorporates it by reference as an element of the Comprehensive Plan.



## 1.5 State Environmental Policy Act

With the enactment of GMA, and subsequent amendment of SEPA, local governments are required to address the relationship between planning on a programmatic level combined with the appropriate components used for environmental review which has been traditionally conducted through project by project review.

A comprehensive plan prepared and adopted under GMA ensures its implementation through SEPA will be based on those decisions already determined to be appropriate policy directory by the City. Further, that ongoing project by project review would be conducted under the direction of the comprehensive plan and any potential policy implications or inconsistencies would be addressed. In updating the City's comprehensive plan it is necessary to determine how the programmatic goals and objectives established in the plan would impact the natural and built environment from a project level of implementation.

The Urban Growth area was established in cooperation with Columbia County. Some information from Columbia County's Environmental Impact Statement was used in the SEPA process for the City of Dayton.

## 1.6 Critical Areas and Resources Lands

Another component of the comprehensive plan update has been the adoption of an interim critical areas and resource land's ordinance. The frameworks for the classification, designation and protection of these areas are defined in RCW 36. 70A.60 and WAC 365-190.

### **Critical Areas:**

1. Geologic Hazard areas;
2. Aquifer Recharge areas;
3. Fish and Wildlife Habitat areas;
4. Frequently Flooded areas;
5. Wetlands.

### **Resource Lands:**

1. Forest Lands;
2. Agricultural Lands;
3. Mineral Lands.

With the exception of mineral lands, it is unlikely that the City will have any designated commercial lands of long-term significance within the corporate limits and the UGA. These lands are urban in nature and are likely to convert toward further urban uses.

## **1.7 Urban Growth Area**

As future expansions of Dayton's municipal boundaries are anticipated into the Urban Growth Area [UGA], it is appropriate to address potential growth impacts in the comprehensive plan.

In accordance with RCW 36.70A 110, the City and Columbia County are required to address urban growth to ensure the future orderly and efficient use of county and municipal lands. To support of the County's UGA designation, Resolution No. 969 was enacted by the City Council on July 12, 1994.

As part of the development of the City's comprehensive plan update the city, in coordination with the Board of County Commissioners, determined that the existing general planning boundary around the City entitled the "Sphere of Influence" would be an appropriate interim delineation for planning purposes.

Although the City may not enforce land use controls beyond its corporate boundaries, it would be in the best interest of the City and Columbia County if cooperative planning and coordination were to exist.

As part of the comprehensive plan update, the Board of County Commissioners finalized the UGA. To ensure implementation, the City and County will coordinate mechanisms in developing the UGA Plan.

## **1.8 Infrastructure Financing**

Another significant implementation tool of the Comprehensive Plan is the Capital Facilities Element [CFE]. Public facilities such as water and sewer lines are major determinants of private development. The Capital Facilities Plan CFP is a six-year timetable of permanent improvement, budgeted to fit the City's fiscal capability. It includes recommendations for projects, estimates of their costs, and means of financing them. It ensures that public expenditures for capital improvements are made in a wise, coordinated manner. Both state and federal agency regulations which require a comprehensive plan as a prerequisite before any state or federal funds can be allocated to local jurisdictions not meeting these planning requirements, [e.g., Public Works Trust Fund and Centennial Ocean Water Fund].

## **1.9 Other Implementation Tools**

Other "tools" which can be used for implementing the development patterns of plan include: Six-Year Street Transportation Program, Economic Development Plan and a Park and Recreation Plan.

Another non-regulatory implementation tool for the Comprehensive Plan is the coordination of planning and services with other agencies [e.g., joint planning agreement]. In this regard Dayton's governmental officials should investigate the various types of grant programs available to them, which will assist in carrying out this plan's proposals. In terms of informative exchange, the City

should take whatever means possible to inform residents of the City and its UGA about the land use issues this plan addresses.

## **1.10 Comprehensive Plan Amendments**

The Comprehensive Plan is an overall policy document, which is based upon decisions made by the City Council. Consequently, these decisions were also based upon the best available information. As years go by, better information or changing circumstances may require amendments to the plan. The planning process is ongoing rather than static.

In accordance with GMA, the comprehensive plan must be maintained, evaluated, and updated if it is to keep pace with the changing needs of the City. At a minimum the City is required to annually amend the Capital Facilities Element to maintain the Six-Year Schedule of Capital Improvements.

This amendment also incorporates the City's Six-Year "Street and Road" Transportation Improvement Program [TIP], which is adopted midyear.

Incorporating the City's annual budget adoption with the Capital Facilities Element is an appropriate step for concurrency in the comprehensive plan cycle.

Since amendments to the plan are required to be submitted in the same manner as the initial adoption under RCW 36.70A 130, the deadline for submitting proposed amendments should be around October 1 of each year.

Any affected citizen or property owner may request of the City Council or the Planning Commission to consider amendments to the Comprehensive Plan at any time. However the comprehensive plan can only be updated once a year.

By reviewing and updating the plan on a regular basis, Dayton can maintain public interest and involvement in the planning process and demonstrate its own commitment to a working comprehensive plan.



Source: Washington State Department of Ecology

## 2 City of Dayton Profile

### 2.1 Physical Setting

Dayton, Washington is the county seat of Columbia County, and is located in the southeastern corner of Washington State. The City, which sits at approximately 1,600 feet above sea level, is nestled in flat valley lands at the confluence of the Touchet River which flows from the Blue Mountain foothills, and Patit Creek, which runs from east to west through the north side of town. The City covers a total area of approximately 1.43 square miles.

Rolling hills of fertile wheat rise to the north and the forested foothills of the Blue Mountains lie just to the south. In town, Highway 12 becomes Dayton's Main Street, the core commercial district lined with brick buildings constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

### 2.2 History

The earliest recorded information about the Dayton area indicates that the Cayuse, Umatilla, Walla Walla, Yakima, Palouse, and Nez Perce Indians used the area for a favored camping and hunting grounds. Trails of these tribes crossed near the confluence of the Touchet River and Patit Creek. The Lewis and Clark Expedition explored the area on their return from the Pacific Ocean in 1806.

### *2.2.1 First Settlers*

Trappers and traders going between the Whitman Mission at Walla Walla and the Spalding Mission at Lapwai near Lewiston traveled the area. In 1848 a Cayuse battle took place at the crossing of the Touchet at the present site of Dayton. Only a few settlers were in the area in 1855 at the outbreak of the Cayuse Indian War. Henry M. Chase took a claim on either side of the Touchet River, now part of the Dayton town site and P.M. LaFontain, who came in 1852, had a claim nearby. The two men fled during the War. In 1859 the area was declared safe for settlers. When Mr. Chase returned his claim was occupied, as Frederick Schnebley had filed on this property in 1859.

Jesse Day, for whom the town is named, was among the first homesteaders who arrived around 1860. They traveled from the Willamette Valley along with other families with the idea of grazing herds of horses and cattle in the grass hills that surrounded the area. In 1865 the Schnebley claim was purchased by Jesse N. Day. He moved his family to town into a tavern just above the confluence of the Patit Creek and Touchet River.

These early settlers soon found that the soil was very suitable for farming - thus the onset of agriculture practice in 1864. Wheat, barley and oats were the principal cash crops at that time.

The early town was created on a grid system, consisting of Main Street as the social focus of the community. This area served as the commercial district. Residential areas were established to the north and south of Main Street.

### *2.2.2 Early Commerce and Immigration*

With the discovery of gold in the Orofino/Pierce area of Idaho in 1861, the region increased in population. Dayton served as a stopover for many miners en route to the gold fields, and was soon on the regular stage line from Walla Walla to Lewiston. In 1871, Jesse Day had registered the original plat of the town. That same year he had convinced S.M. Wait and William Matzger to open a flour mill by giving each man the necessary land for the mill as well as a block each for their own use. The next year F.G. Frary and A.H.R. Reynolds began a woolen mill that had great expectations for the townspeople. However, it was not successful and closed in 1877. This mill reopened in 1877 through the efforts of S.M. Wait and Jesse Day, with Frary as manager.

The region saw continuous immigration through 1875 at which time by an act of the territorial legislature, Columbia County was created out of Walla Walla County, with Dayton serving as the county seat. During the 1880's Dayton flourished into a town with two newspapers, seven churches, flourmills, lumber mills, banks and several other small businesses.

The business community and town survived although several fires occurred in the 1880's. There were fires in 1880, 1881 and one in 1882, which took a great portion of the town. In 1887 both sides of Main Street between First and Second Street were destroyed. Another disastrous fire in 1891 was

followed by the completion of the Dayton water works and a reorganized fire department. Each time the town regrouped and rebuilt.

Education was very important in Dayton from the very first settlement. Schools were started as early as 1862 and documented in 1866. Dayton built the first graded elementary school in Washington Territory in 1880 and the first graded high school in the territory in 1881. At this time Dayton also had a library, a city hall and a telegraph company. In 1880 the townspeople donated land and raised subscriptions for the Oregon Railroad and Navigation Co. to extend their line into town. The railroad was completed and a depot was built in 1881.

With the arrival of the railroad, Dayton townspeople found an easier means of transporting their produce to Portland. The successful experiments in raising fruit with increased ability to transport and ship products supported the increase of orchards around the town.

In 1881, a small pox epidemic had spread throughout the town, leaving people so frightened that no one was allowed to enter or leave town, thus mail supplies were left at the edge of town. Dr. Marcel Pietrzycki was the first doctor to recognize the disease and became the town's health officer.

In 1882 George B. Baker opened a title and abstract company. About this same time the Dayton townspeople had established a "Settlers" Protection Committee in an effort to keep the cattle rustlers and claim jumpers "in line." Later in the year, the town suffered from "the great fire" in which most of the downtown and some area residences were burned. To help combat the fire, the millrace belonging to Waits Mill was opened so water flooded the streets allowing the firefighters easier access for scooping the water. The townspeople soon rebuilt the buildings destroyed in the fires between 1880 and 1891 using bricks to make the buildings less susceptible to fire.

### *2.2.3 The Early 1900s*

At the turn of the century Dayton was found to be a prosperous town with wheat, barley, oats and apples being the main crops and horses, sheep and cattle the primary herds. In 1905 Dayton's population was 3,200 and had a thriving business community. The town contained seven general merchandise stores, two harness shops, two secondhand stores, two banks, two groceries, two real estate/insurance companies, and two saloons. There was a tailor, six blacksmiths, two shoemakers, one judge, one dentist, six doctors and seven attorneys. There was also a hotel, a drug store, foundry, and a candy factory.

Lodges and fraternal organizations provided most of the social activities in Dayton. Their annual balls were elegant events. Festivals, ice cream socials and the annual Fourth of July celebration were just some of the other events that were important for many of the townspeople.

During the prohibition period, the barley crop diminished. However, the wheat and apple crops flourished until there were four fruit packing plants in the area. At this time there was daily train service to Walla Walla. With the onset of the automobile, Dayton found daily traffic commuting between Walla Walla and Lewiston. This general prosperity continued for the town through the 1920's with the population declining slightly to 2,750 in 1924.

During the period of the Great Depression (1930's) the economic condition of Dayton was hit hard as was every other community in the country. Many of the smaller farms in the Dayton area were lost and eventually absorbed into a few large landholdings. Dayton's merchants also suffered, at least one-third of the small businesses were forced to close, leaving many people unemployed. Yet Dayton was spared long-term economic decline by the Minnesota Valley Canning Company's plan to open a plant for canning of asparagus and green peas. The opening of the plant in 1933 was literally the savior of the town. Throughout the depression Dayton had two locally owned banks, both of which stayed open.

At the same time the Washington-Idaho Seed Company started growing peas. The local growers in the area established the Columbia County Grange, Columbia County Farm Bureau and Columbia County Grain Growers associations. Also, through government grants, combined with the help of local money, a new library, city hall, hospital and athletic field were built and are still in use today. By using the Civilian Conservation Corps, the area made improvements on the roads and constructed camps for hunters and visitors at Godman Springs. With continued good harvest of wheat and apple crops along with the success of the cannery, Dayton's prosperity prevailed through World War II.

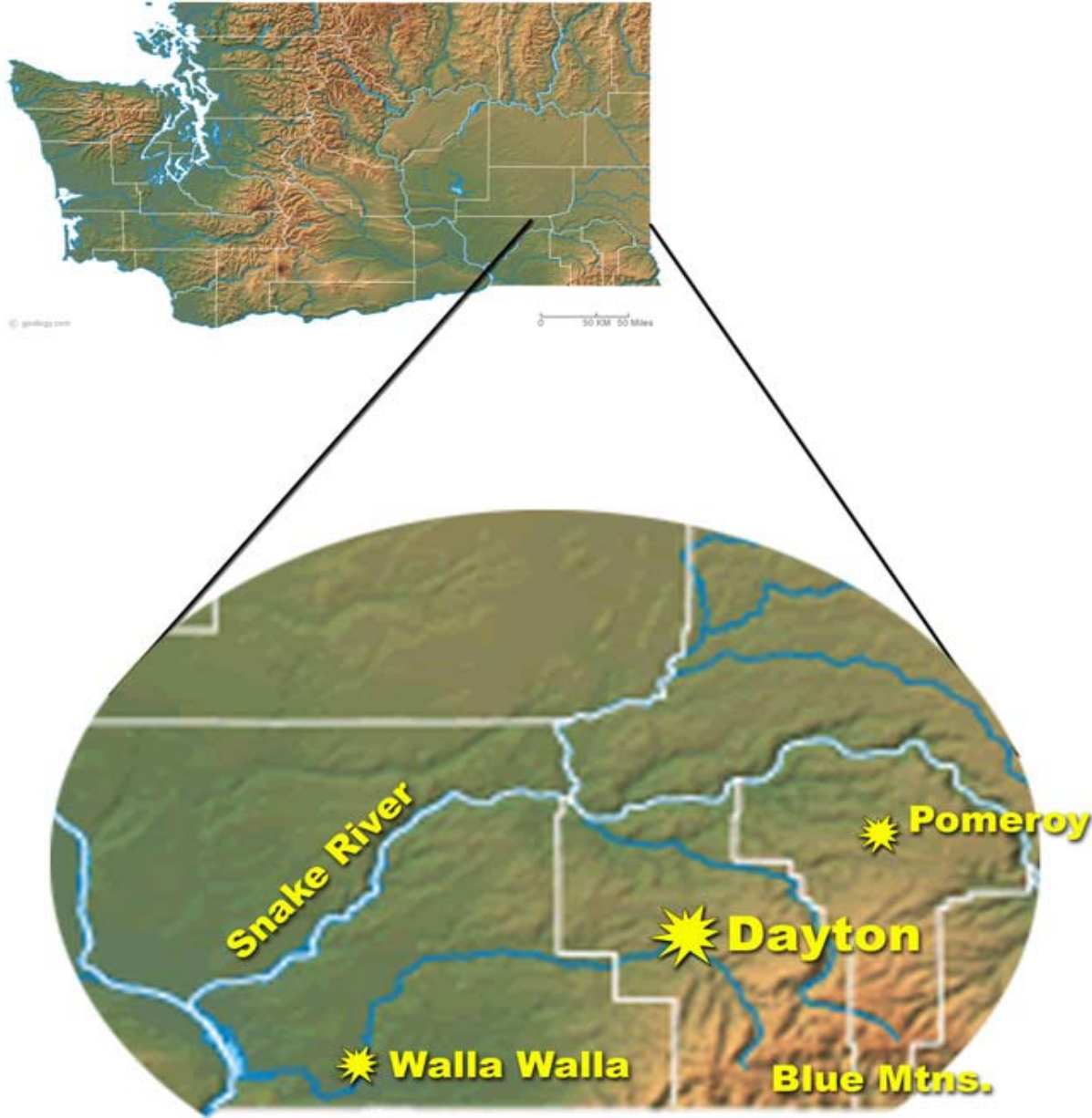
#### *2.2.4 Economic Expansion*

Dayton remains primarily a service center, with its activity centered around the County Courthouse and the agricultural business. The Minnesota Canning Company became Green Giant, then Seneca, which closed in 2005. Most of the agricultural land is owned by descendants of early settlers.

In the 1960's and 70's a series of dams were built on the Snake River for hydroelectric power and navigation. This allowed grain to be barged to oceangoing vessels and grain terminals were built on the Snake River. The pools behind the dams created a recreation area. In the early years of the 21<sup>st</sup> Century, wind-powered turbine generators were constructed in Columbia County.

At the peak of Dayton's economic expansion, merchants and farmers constructed many impressive homes and buildings. This rich heritage has survived mainly because Dayton has not experienced significant sprawl. The value of the surrounding land and lack of growth industry has helped preserve the integrity of the city as a whole, especially the four-block long business district. Dayton is especially proud of its downtown historic business district and the numerous individual houses and buildings listed on the National Register of Historic Places.

# Location Map









Source: Washington State Department of Ecology

### 3 Changes in Population

#### 3.1 Introduction

The correlation between land use density and intensity is initially a transition between certain activities within a particular land use classification. Table 2 provides a general understanding of the overall population density and intensity for the City of Dayton and Columbia County.

Dependent upon the land use classification, there may be various acceptable land activities.

**Table 2**

**Land Area and Density**

	<b>City of Dayton</b>	<b>Columbia County</b>
Total Area per: Square miles	1.5	873.5
Population Density per: Square miles	1,767	4.8
Housing Units Per: Square miles	774	2.3

Source: U.S. Census of Population and Housing, Washington State, 2000.

#### 3.2 Demographic and Economic Trends

An analysis of local and regional demographic and economic trends is basic to the development of a comprehensive plan. Demographic information such as historical population growth patterns, age

and sex distributions, and mobility and education factors are important for a broad understanding of the community.

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

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

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

### 3.3 Population

Since 1940, the population in Columbia County and Dayton has remained at a steady rate (Table 3). In 1940, the population in Dayton was 3,026 - nearly 55% of Columbia County's population. By 2000, the Dayton population had decreased to 2,650 and Columbia County's total had decreased to 4,200. Dayton, however, served as the residential location for nearly 63% of Columbia County's population.

During the time between 1940 and 2000, the population of Dayton decreased by 376, while Columbia County's population decreased by 1,349. These figures are in direct contrast to those of the state of Washington. Between 1940 and 2000, Washington's population increased to 5,894,121 as shown in Table 3.

Using the Washington State Office of Fiscal Management (OFM) estimates for the next 18 years, future populations for Dayton and Columbia County can be projected. Table 3 shows that a slight decrease for Columbia County's population between 2000 and 2025. If the population of Dayton as a proportion of the county's population remains constant at 63%, we can project the forecasted population for the city.

**Table 3**  
**Population – Trends and Forecasts**

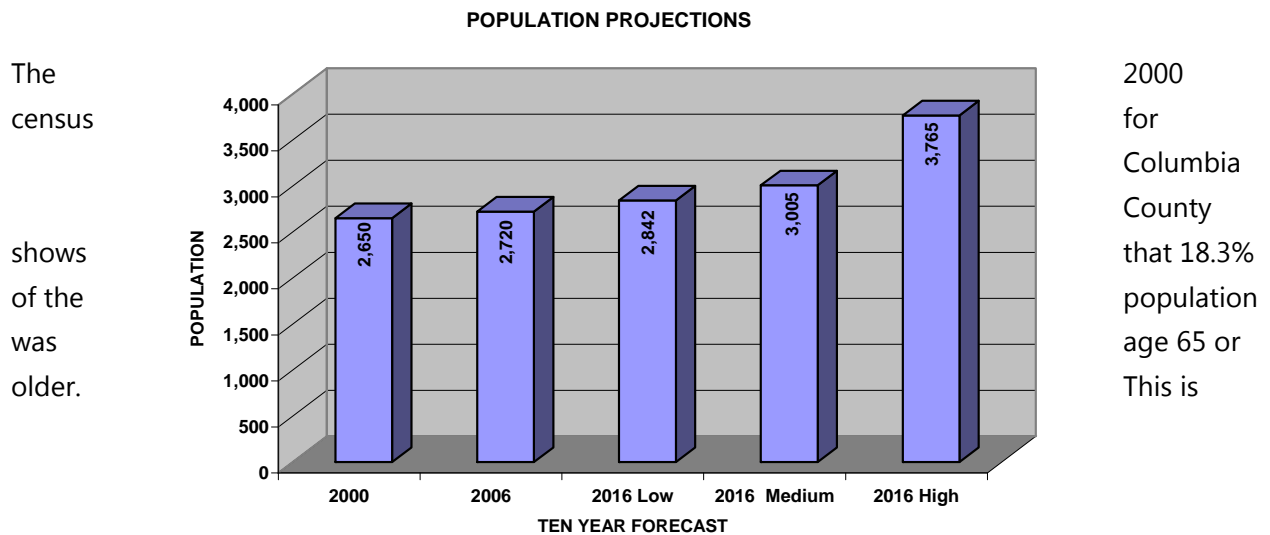
Actual Trends	Dayton	Columbia County	Dayton as a % of the County	Washington State
1940	3,026	5,549	55%	1,736,191
1950	2,979	4,860	61%	2,378,963
1960	2,913	4,599	64%	3,853,214
1970	2,596	4,439	58%	3,413,244

Actual Trends	Dayton	Columbia County	Dayton as a % of the County	Washington State
1980	2,565	4,057	63%	4,132,353
1990	2,468	4,024	61%	4,866,663
2000	2,650	4,200	63%	5,894,121
2015	2,614	4,150	63%	7,096,500
2020	2,599	4,126	63%	7,545,269
2025	2,577	4,092	63%	7,975,471

Source: U.S. Census and Washington State Office of Financial Management 2002

The 2006 population estimate by the OFM for Dayton shows 2,720, which is an increase of 0.0044% per year since 2000. If that rate were projected forward ten years, the population of Dayton in 2016 would be 2,842, as shown in the graph below. If we used an annual increase of 1% per year, in 2016 the population would be 3,005. An annual increase of 3% per year yields a population of 3,765 in ten years. These numbers have relevance in planning for the future housing needs and services of the citizens of Dayton.

**Table 4**  
**Population Projections**



The census shows of the was older.

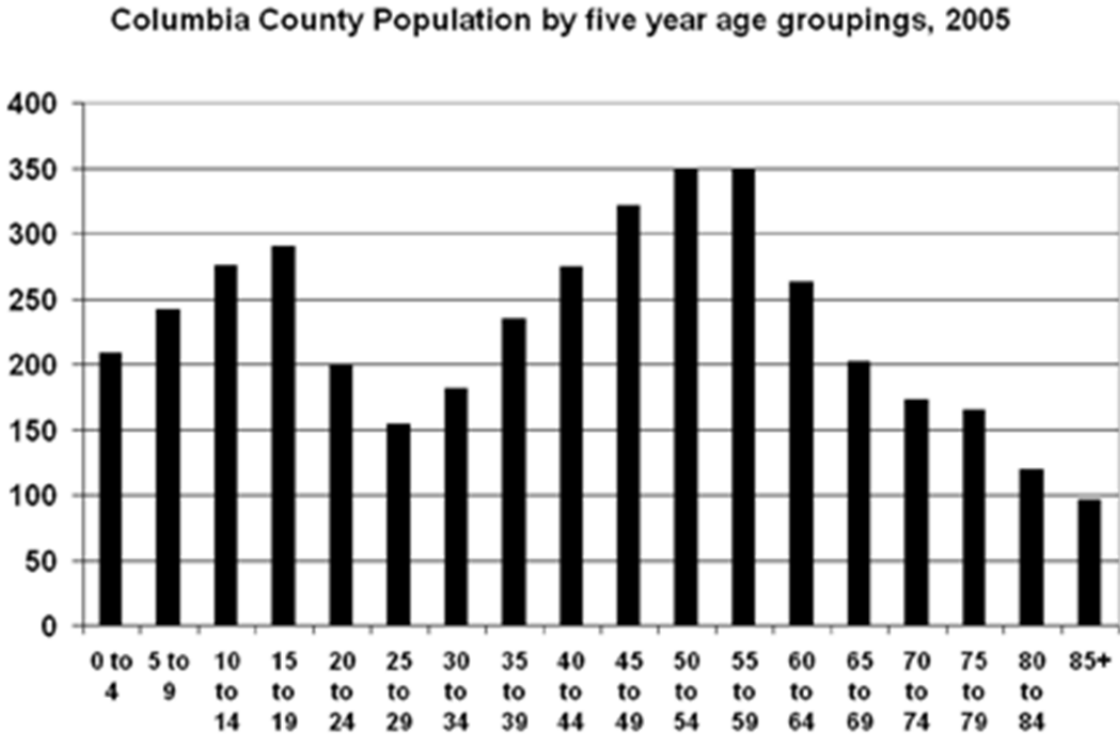
2000 for Columbia County that 18.3% population age 65 or This is

considerably higher than the average of 11.2% for the State of Washington. This percentage within Dayton is 17.4%. The elderly require special consideration in planning housing, transportation, health, and social services. A large retired population will contribute income dollars, but will not be looking for employment opportunities.

In 2000, a major difference between Dayton and Washington was in the share of the population in the 20-24 and 25-44 age groups, where the City's share was lower than the state by 34%, respectively. In 2000, the median age (the age at which there is an equal number above and below) was 42.4 in Columbia County and 35.3 in Washington. In general, the residents of Columbia County are older than those of Washington. Some 18 % of Columbia's population is over age 50 compared to only 11 percent of the state's population. Because of its relatively modest economic and employment opportunities, Columbia County does not draw many newcomers or hold onto its young people-as evidenced in the population trends and components of population change data. This information and these trends apply equally to Dayton and Columbia County.

The Office of Financial Management has provided estimates of Columbia County's population by age groups through 2020. The 25-44 age group, who are in their prime productivity years, will see their share decrease as the smaller percentage of 15 to 24-year-olds reach that age group. A shortage of young, entry-level workers may also be a possibility. Over the next ten to twenty years, the projections indicate that the 45-64 age group, those mature workers seasoned with years of accumulated skills and experience, will dominate Columbia County's workforce. The labor force derived from the populace will be older and more experienced, but possibly more resistant to change. This may also have a large effect on many institutions: medical services, assisted living facilities, nursing homes, and a host of other socio-economic services. This, of course, is not unique to Columbia County as both the state and nation are graying. The major difference is that Columbia County has a much higher than average "graying" population. The major drivers behind that trend are Columbia County's relatively modest economic and employment opportunities combined with its relatively quiet and lower cost of living, all of which are a draw for retirees. Tables 5 and 6 identify the age and sex distribution in Columbia County.

**Table 5  
Columbia County Population by five year age groupings, 2005**



**Table 6  
Dayton’s Population – 2000 Age and Gender Distribution**

Ages	Male	Female
<5	92	125
6-10	98	102
11-15	106	98
16-20	96	85
21-24	59	35
25-29	59	86
30-34	64	61
35-39	90	95
40-44	81	90
45-49	95	115
50-54	103	75
55-59	76	102
60-64	49	60
65-69	58	67
70-74	50	46
75-79	34	72
80-84	29	50

<b>Ages</b>	<b>Male</b>	<b>Female</b>
85+	21	36

Source: 2000 Census

### 3.4 Rural vs. City Population

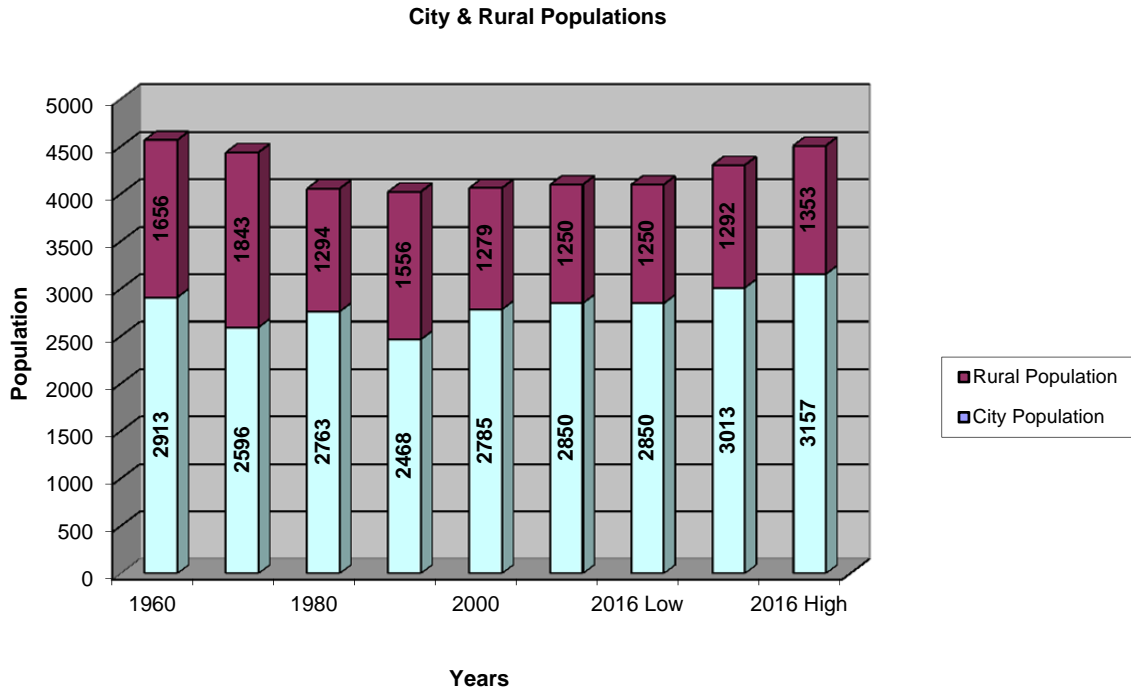
Population census data have traditionally been categorized as either urban or rural; however, from 1975 this delineation has been between living in an incorporated and in an unincorporated area. The term urban is now equated with incorporated, and rural is associated with unincorporated. While the national trend has indicated a shift back toward rural living, Columbia County has long prided itself on being a progressive rural county.

There are two population centers in Columbia County: Dayton and Starbuck. In 2006, Dayton had a population of 2,720 and Starbuck had 130.

In 1990, 61% or 2468 residents were living in urban/incorporated areas, and 39% or 1556 residents were living in rural/unincorporated areas. By 2000, the ratio had shifted to 69% in the cities and 31% in the rural areas. Distribution of population is given in the table below as it pertains to the city and rural areas. The projection of future trends will, at best, remain elusive. Factors influencing future projections are: annexation plans of the City of Dayton, personal living preferences and housing availability.

Columbia County's city and rural populations have fluctuated as the population has decreased. A standard that may be used in projecting future patterns may ultimately rely on using a 70-30 split, which, considering Columbia County's historic background, is reasonable. This would imply in the year 2016, should trends be maintained, the city population will be 2,870 and the rural population will be 1,230.

**Table 7  
City & Rural Populations**



### 3.5 Mobility

People in Columbia County and Dayton tend to be less mobile than the average for Washington State. This is especially true of all homeowners and renters in the County. Renters in Dayton are actually slightly more mobile than the state averages.

### 3.6 Income Levels

In 2000, the median household income in Dayton was \$31,409, a substantial increase over \$21,250 of 1990. By age groups, the highest income level (\$46,250) was in the 45-54 age group household. Conversely, the 75 and over household had the lowest income level with \$21,518. For Columbia County as a whole, the 2000 median household income was \$33,500 and the 1990 level was \$22,418.

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

### 3.7 Education

Table 8 describes the educational characteristics associated with enrollment, labor force and attainment for Columbia County. These tables show that Dayton and Columbia County have a lower education level than the state as a whole. These figures confirm that the percentage of individuals,

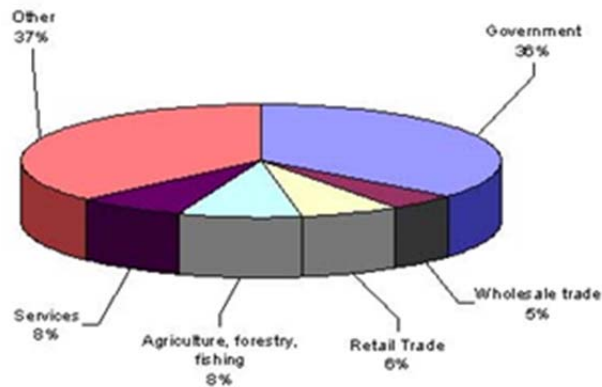


particularly in the younger age groups, that has a high school diploma and have received higher education in Columbia County is low.

**Table 8**  
**Education Attainment Characteristics**

Attainment Level	Dayton	Columbia County	Washington
<9 <sup>th</sup> Grade	No Data	5%	4%
Some High School	No Data	12%	9%
High School Graduate	34%	31%	25%
Some College	24%	28%	26%
College Degree	23%	25%	36%

Number of Employees in Columbia County 2005, by Industry



### 3.8 Employment Trends

The chart above illustrates the current employment picture in Columbia County by industry sector. Table 9 below shows the changes in the job market over the past two decades. There is a noticeable shift in Columbia County away from natural resource based occupations to jobs within the retail and service industries. Currently, there are only five percent of the employees obtaining their living directly from farming, forestry, or fishing. On the other end of the growth spectrum, jobs in the health and education sector have increased from 277 in 1990 to 344 in the year 2000.

**Table 9**

<b>OCCUPATION</b>	<b>1990</b>		<b>2000</b>	
	Number	%	Number	%
<b>Employed persons 16 years and over</b>	<b>1,570</b>	<b>100%</b>	<b>1720</b>	<b>100%</b>
Manager/Professional	320	20%	<b>543</b>	<b>32%</b>
Technician/Sales/Support	356	23%	<b>372</b>	<b>22%</b>
Service	136	9%	<b>313</b>	<b>18%</b>
Farming, forestry, and fishing	310	20%	<b>86</b>	<b>5%</b>
Precision production, craft, and repair	96	6%	<b>188</b>	<b>11%</b>
Operator/Fabricator/Laborer	204	13%	<b>119</b>	<b>7%</b>
Transportation	110	7%	<b>99</b>	<b>6%</b>
<b>INDUSTRY</b>	<b>1990</b>		<b>2000</b>	
<b>Employed persons 16 years and over</b>	<b>1,570</b>	<b>100%</b>	<b>1720</b>	<b>100%</b>
Agriculture, forestry, mining and fisheries	337	21%	<b>229</b>	<b>13%</b>
Construction	108	7%	<b>109</b>	<b>6%</b>
Manufacturing	293	19%	<b>150</b>	<b>8%</b>
Transportation, communications and public utilities	85	5%	<b>99</b>	<b>6%</b>
Wholesale and Retail trade	183	12%	<b>180</b>	<b>10%</b>
Health and Education Services	277	18%	<b>344</b>	<b>20%</b>
Finance, insurance, and real estate	40	3%	<b>81</b>	<b>5%</b>
Services	165	11%	<b>368</b>	<b>21%</b>
Government/Public administration	82	5%	<b>160</b>	<b>9%</b>

### 3.8.1 Major Employers

The larger sources of employment within Columbia County are Ski Bluewood (150 employees), Dayton General Hospital (167), Dayton Public Schools (108), Columbia County government (95), Federal Government (66), Seneca Food Corporation (46), and Columbia Cut Stock Incorporated (40). The chart on the previous page illustrates the employment picture by sector type.

### **3.9 Economic Analysis**

Columbia County's economic base has been primarily in agricultural production and food processing, although the service industry has been steadily emerging. In previous years, there was a timber harvest conducted on a sustained-yield basis by the U.S. Forest Service.

Due to increased mechanization, a trend toward larger farms is becoming more common as a means of cost-effectiveness. Operating costs often drive out the "family farms" and replace them with consolidated, large-scale, corporate farms. In 1982 the average-sized cropland farm was 633 acres, and those farms composed of rangeland were approximately 1200 acres each.

#### **3.9.1 *Other Contributing Economic Factors***

The City of Dayton and the town of Starbuck are debt-free and operate on a pay-as-you-go basis. The County operates on a similar basis.

One of the county's economic advantages that may be exploited is having branch lines of the Blue Mountain Railway. The line serves Dayton three times or more a week. Starbuck's location affords access to barge traffic on the Snake River three miles away. Columbia County does not have a public airport; this function is served by Walla Walla's air terminal, 30 miles from Dayton.

Retail trade in Columbia County is almost entirely restricted to the City of Dayton and, to a lesser degree, to Starbuck. Starbuck has a small grocery store, and one restaurant. Dayton, being the primary retail center for the county, has two full-line grocery stores, plus one smaller neighborhood grocery store, one drug store, five gas stations, nine restaurants, three convenience stores and assorted other retail businesses.

Columbia County is almost without any recognized mineral resources. The resources of some value are sand, gravel, rock, and clay.

### **3.10 Accomplishments**

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

1. Replaced majority of 100-year-old water system under the streets of Dayton.
2. Placed pipe in the west end irrigation District's ditch to stop water loss and return water to users.
3. Completed feasibility study for bio-diesel project.
4. Six new businesses opened on Main Street and one new business at the port.
5. Port constructed a new three bay facility.
6. Granted conditional use permit for the construction of wind turbines.

7. Dayton's Historic Depot had a record number of visitors in 2004, and the Weinhard Hotel had its best year since it opened in 1994.
8. Completed new marketing brochure with area profile and demographic information.

## 7 Historic Element

### 7.1 Historic Preservation Programs

The City recognizes the importance of protecting and preserving its historical buildings, both those that now have historic importance and those that will gain historic significance over time. This is implemented through preservation planning, restoration and design guidelines. This overriding objective has enabled the City to pursue and receive designation as a state of Washington Certified Local Government(s) [CLG]. The City established a Historic Preservation Commission through Resolution No. 951 on July 14, 1992. This involved an appointed Commission that assists in the preparation of plans and ordinances, for the protection of local historic resources. It also seeks restoration-producing incentives for the public, provides preservation oriented public education, conducts a periodic survey of Dayton's historic resources, and advises the City in historic preservation matters. In 2018 the City of Dayton contracted with Columbia County, through interlocal agreement, allowing the County to provide planning and building services for the City.

#### 7.1.1 *Historic register:*

Nominations to both the National Register of Historic Places and the Washington Heritage Register are made on a Standard National Register Inventory-nomination form, available from the State Office of Archaeology and Historic Preservation. Completeness of documentation and clarity of writing are strictly required. [The preparer depending on the property involved needs Qualifications in architecture, history, landscape architecture, archaeology or other fields]. The nomination document becomes the archival resource on the property.

The state office first reviews all nominations originating in this state before being put before the state Advisory Council. The Council may list the property (site, building, structure, object, district, or group or resources) in the Washington Heritage Register, recommend it to the National Register, or reject it. All properties recommended to the National Register are automatically considered Washington Heritage Register Properties. The state council is the only body in the state that can make a recommendation to the National Register and the only body that can place a property on the Washington Heritage Register. Resources on either register that are later moved or altered are reviewed by the state council to determine whether they are still suitable. The National Park Service of the Department of Interior is the agency that approves national listings and administers the national program. The Park Service and other federal agencies also initiate listings.

The state council and Park Service use established criteria in evaluating nominations. State and National Register criteria are similar, the chief difference in listings being the absolute high quality of National Register resources. The National Register is intended to include not only those places of national significance but also places of state and local significance. This successful partnership

between the federal and state level of government has prompted Congress to expand that partnership to provide for greater participation among local governments. A local government may participate directly in this program when the State Historic Preservation Officer certifies that the local government has established its own historic preservation commission and a program meeting federal and state standards. A local government that receives such certification is known as a Certified Local Government (CLG). Dayton is a CLG.

### *7.1.2 Preservation benefits*

Historic preservation is not only culturally but also economically valuable. Historic structures generate tourism and attention. Historic preservation is frequently used in rehabilitating run down residential areas and in providing a successful theme for downtown revitalization. Restored downtown buildings provide an interesting setting for shops and restaurants. Restoration work snowballs with the recognition that comes from listings on the registers and with inducements of grants and tax credits. In 2005 Dayton was recognized as a Preserve America City.

### *7.1.3 Grants*

The historic preservation partnership between the federal, state and local levels of government established through the National Preservation Act of 1980 allows the creation of the CLG Program. Obtaining status as a CLG can encourage the local government to develop and maintain its local preservation efforts in coordination with its development plans. CLGs are eligible to apply for earmarked grants from their State Historic Preservation Officer. At least 10% of the annual Historic Preservation Fund Grant made to States under the National Historic Preservation Act must be distributed among CLGs. There are many projects that can be assisted by state grants to CLGs. Some examples are:

- Surveys and inventory of historic buildings and other historic features of a community such as parks, fences, roads, and bridges;
- Survey of local prehistoric and historic archaeological resources;
- Preparation of nomination of local properties to the National Register of Historic Places;
- Activities related to comprehensive community planning, such as providing staff support for a CLG's historic preservation commission, developing published design guidelines for use by historic preservation commissions in their review of new construction and alterations to properties within historic districts writing or amending preservation ordinances;
- Preparing preservation plans for the protection of local historic resources;
- Testing archaeological sites to determine their significance or programs for public education in historic preservation, such as preparing and producing exhibits and brochures concerning local historical resources and their protection, and the activities of

the historic preservation commission preparing special events that educate the public about local history and the community's historic resources and preservation issues.

CLGs may also apply for funds not specifically earmarked for CLGs, but so can other governments that are not CLGs as well as non-government institutions, organizations and individuals.

Status as a CLG gives local governments an advantage in the competition for scarce funds, as their programs are already coordinated with their State Historic Preservation Office.

#### *7.1.4 Tax Incentives*

The Tax Reform Act of 1986 permits owners and some lessees of historic buildings to take a 20% income tax credit on the cost of rehabilitating such buildings for industrial, commercial, or general residential purposes. The law also permits depreciation of improvements over 27.5 years for a residential property and over 31.5 years for non-residential properties. The rehabilitated building must be a certified historic structure that is subject to depreciation and the National Park Service must certify the rehabilitation as meeting standards.

During its 1985 session, the Washington State Legislature determined that as the state approached its centennial year, the preservation of a lasting legacy or historic resources was an important goal. In order to reach this goal, the legislature passed a law that allows a "special valuation" for certain historic properties within the state. The primary benefit of the law is that during the ten-year special valuation period, property taxes will not reflect substantial improvements made to the property.

Prior to the passage of this law, owners restoring historic buildings were subject to increased property taxes once the improvements were made. The legislature decided that restoration of these properties would be encouraged if tax relief were selected as a tool that could provide financial incentives necessary to promote rehabilitation of eligible historic properties.

Only CLGs are eligible to pass tax relief to the public. The local government identifies the types of historic properties that are eligible for special valuation and designates a local review board that will review applications. Eligible properties that undergo substantial rehabilitation may receive special valuation if the local review board approves the rehabilitation work. The work must have been conducted within two years prior to application and must equal in cost at least 25% of the assessed value of the structure prior to rehabilitation.

#### *7.1.5 Dayton's National Register of Historic Places*

The City of Dayton has three historic districts listed on the National Register of Historic Places – two residential and one commercial. These are the:

- Southside National Historic District

- Washington Street National Historic District
- Downtown Dayton National Historic District

There are also a number of individual residences listed outside the districts.

### *7.1.6 Dayton's Local Register of Historic Places*

The Dayton Downtown Historic District is also listed on the local Dayton Register of Historic Places along with several individual listings of houses on the local register.

In both the National and Dayton Historic Districts, buildings are designated as primary/contributing or non-contributing. Included among these is the oldest existing railroad station in Washington (1881) and the Columbia County Courthouse, the oldest Washington State Courthouse still in use. The areas in which these landmarks are located are shown on the zoning overlay map for the Dayton Historic Register of Historic Places, shown on Figure HP-1 below.

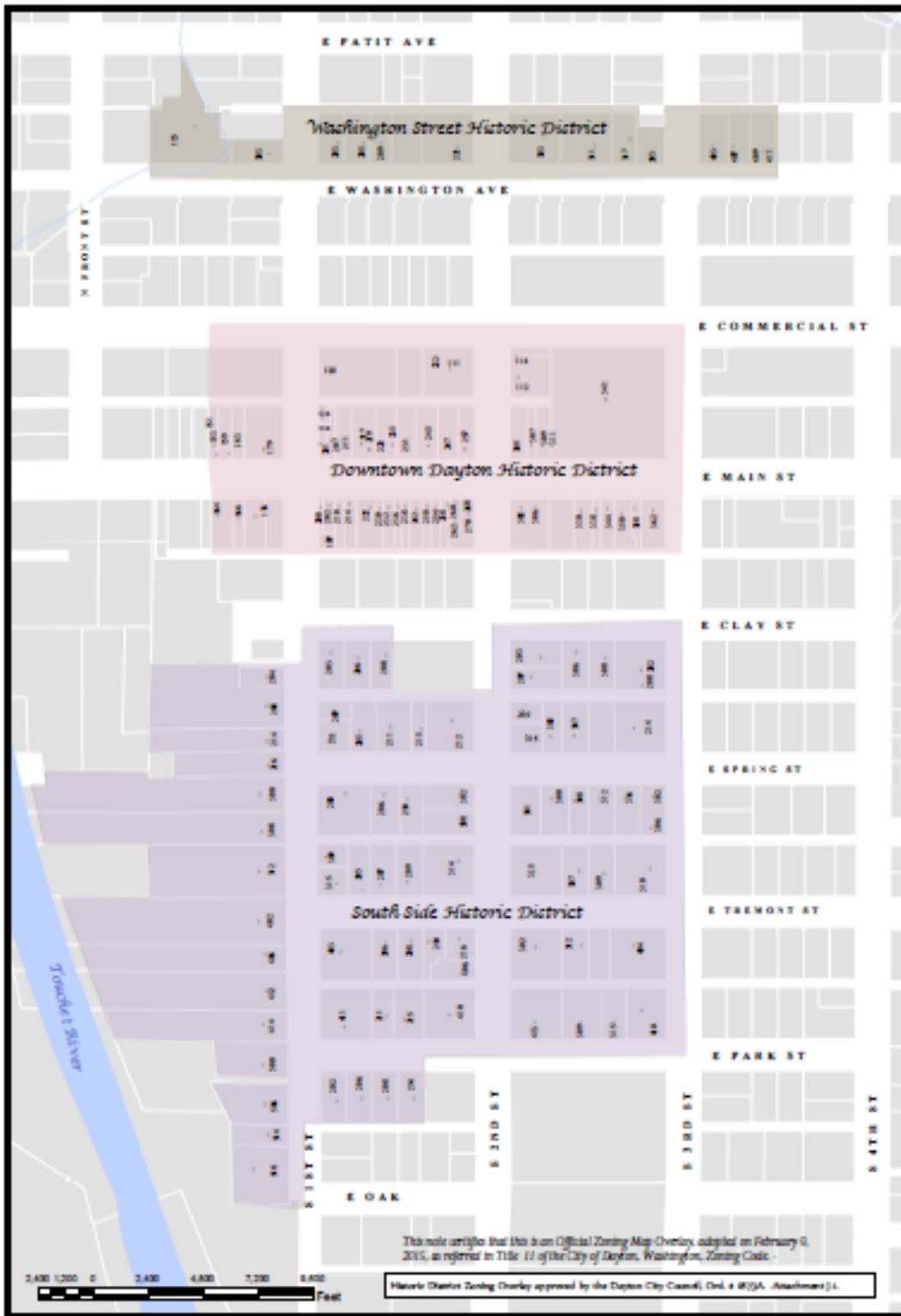
Any building, structure, site, object, or district may be designated for inclusion in the Dayton Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it has integrity; and is at least 50 years old, or is of lesser age and has exceptional importance. [City of Dayton Municipal Code Section 5-.24]



# Dayton Historical Districts



Attach J-1



## 7.2 Goals and Policies

### 7.2.1 Historic Preservation

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*Goal HP-1: Preserve and enhance the buildings and properties in Dayton that are historically significant or of architectural importance.*

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#### Community Objectives

HP-1.1: The City should encourage development that is compatible with the existing historic integrity of the community.

*Policy Discussion:* This Dayton's historical structures are important to all residents of the City. Not only do these areas contain the City's beginnings, but they are also where the City's more prominent landmarks are located.

The main architectural themes have already been laid down and must be considered in the design of any new structures or renovation of existing structures. This does not mean that all structures must be lavish imitations of an architectural style whose heyday is past. But sensitivity to surrounding buildings and use patterns is essential to a successful development.

Preservation is to be approached in a positive manner. The rights of property owners as well as cost to owners should be respected. It is for this reason that the Historic Preservation Commission should be a group of citizens who share interest and knowledge in historic preservation and will provide recommendations to the property owners.

The Dayton Historic Preservation Commission acts primarily in an advisory capacity to the City Council. Various responsibilities of this Commission include though not limited to:

- a) Review of nominations to the National Register of Historic Places;
- b) Establish and maintain a local register of historic places;
- c) Review and comment upon projects which impact historic resources;
- d) Undertake public awareness effort on historic preservation issues;
- e) Explore various local, state, and federal programs offering funding, preferential tax treatment, and technical assistance for historic properties;
- f) Make recommendations with regard to historic land use, zoning, and design standards, and
- g) Conduct reviews of projects through Certificates of Appropriateness (COA) for compliance with the Secretary of Interior Standards and/or District Design Guidelines

as adopted by the City. COA review applies to both projects in historic districts and on registered properties.

HP-1.2: Adopt district design guidelines which are user friendly in implementing the Secretary of Interior Standards as applied to the Dayton Historic Districts.

Policy Discussion

Policy HP1.2.1 The purpose of design guidance is to provide an easy to read policy resource for property, owners, architects, designers, builders, developers, City staff, and the Historic Preservation Commission and City Council. Guidelines inform about design policies in the districts and provide direction on preserving the integrity of the community's historic resources through congruous new construction and alterations.

Policy -HP1.2.2 Design guidelines should assure the distinct rhythms, distinctive colors, spacing of details, and diversity of architectural textures which give the historic buildings their architectural styling are retain when possible. The Design guidelines should be adopted as part of a subarea plan for each historic district in the City.

The Downtown Dayton Historic District and Design Guidelines were adopted as the Subarea Plan of the Comprehensive Plan for the Downtown Dayton Historic District, under Ordinance # 1873 on February 9, 2015 and are included as APPENDIX B.

# 11 Parks & Recreation Element

## 11.1 Introduction

Park and recreation facilities and open spaces are essential to a community's well-being. Parks and open spaces help mitigate urban development, provide important ecological functions as well as providing essential recreation opportunities for citizens and visitors.

In the City of Dayton, Pietrzycki City Park (22 acres) and the nearby Sports Complex (5.02 acres) alone, provide 27 acres of recreational space. Flour Mill Park, located on Main Street, is also a trailhead to the Touchet River Dike Path which connects to Pietrzycki City Park. Other parks, such as Caboose Park, the Dayton Historic Train Depot and the Boldman House Museum point to the community's desire to preserve Dayton's rich heritage.

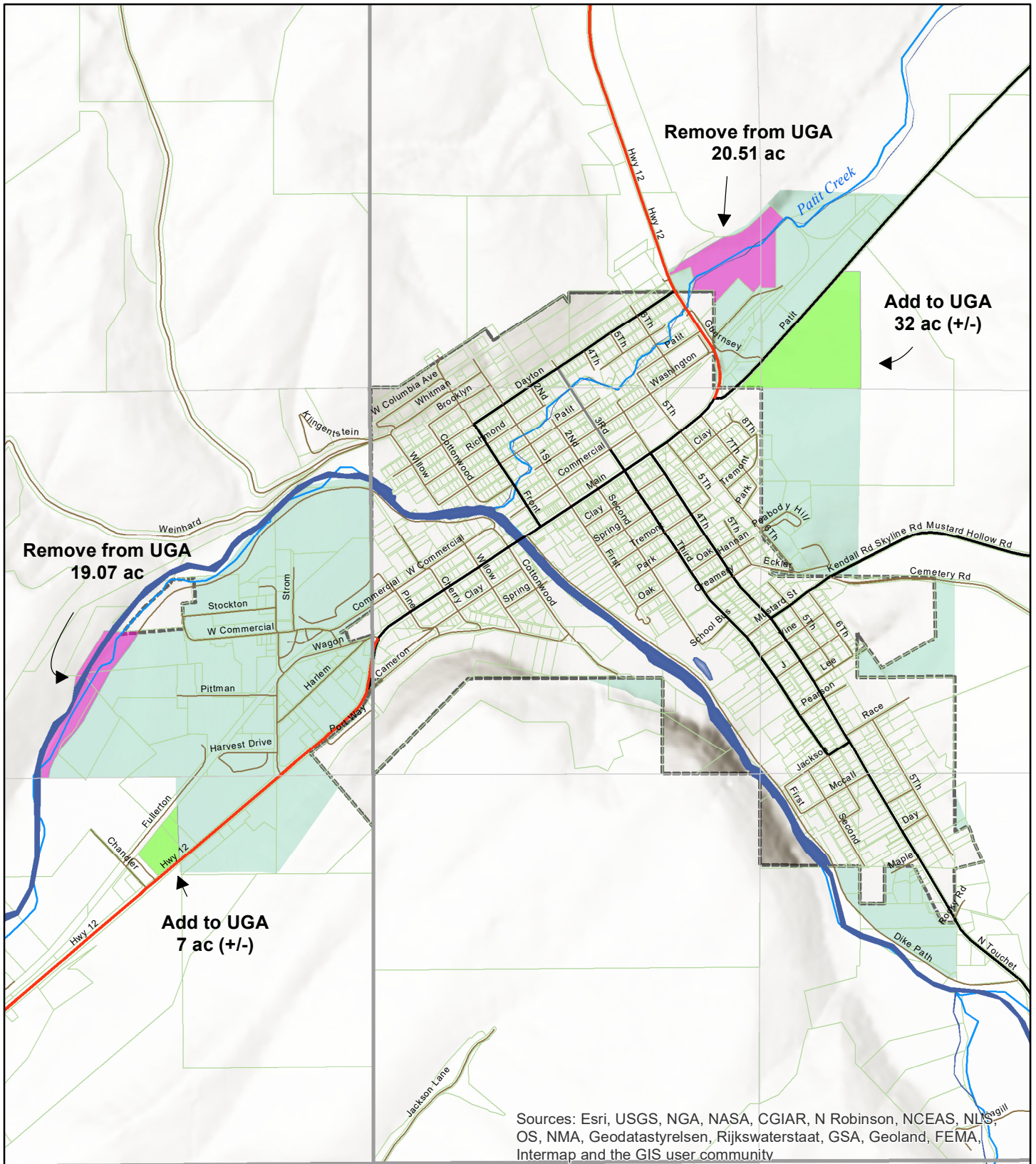
### *11.1.1 Cooperative Park Master Plan*

The Cooperative Park Master Plan (CPMP), a cooperative effort of Columbia County, Dayton, and the Port of Columbia, was initially approved under Res. 1241 on February 24, 2013. On February 9, 2015 the CPMP was adopted as the Parks and Recreational Element of the Dayton Comprehensive Plan, Ord. 1873.

In 2018, the Cooperative Park Master Plan went through a complete update and was again adopted by Resolution by Columbia County, Dayton and the Port of Columbia. The Town of Starbuck also participated officially in the 2018 update and adopted the plan by Resolution.

The CPMP, adopted by reference, includes a complete inventory of City of Dayton recreational areas as well as a six-year capital improvements plan.

The Parks and Recreational Element is included as Addendum D.

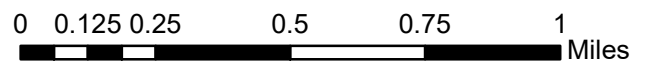


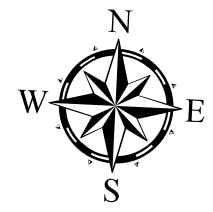
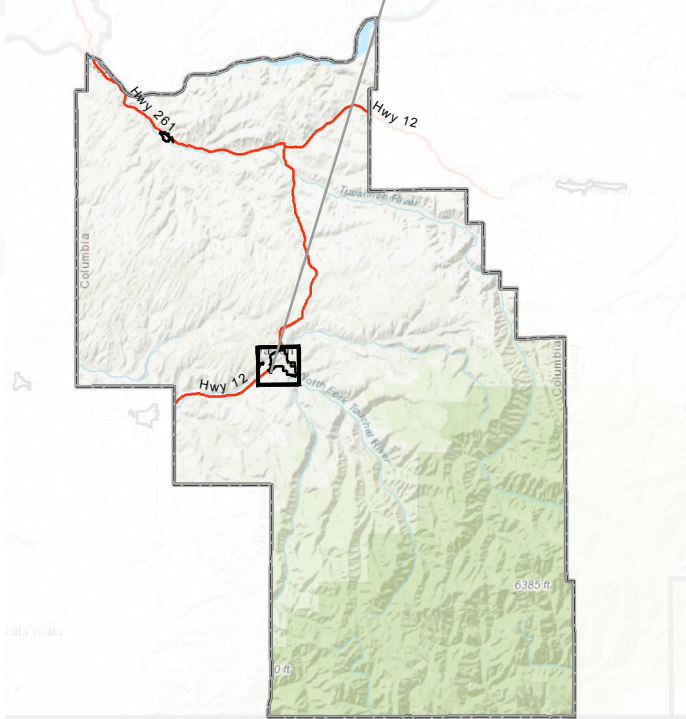
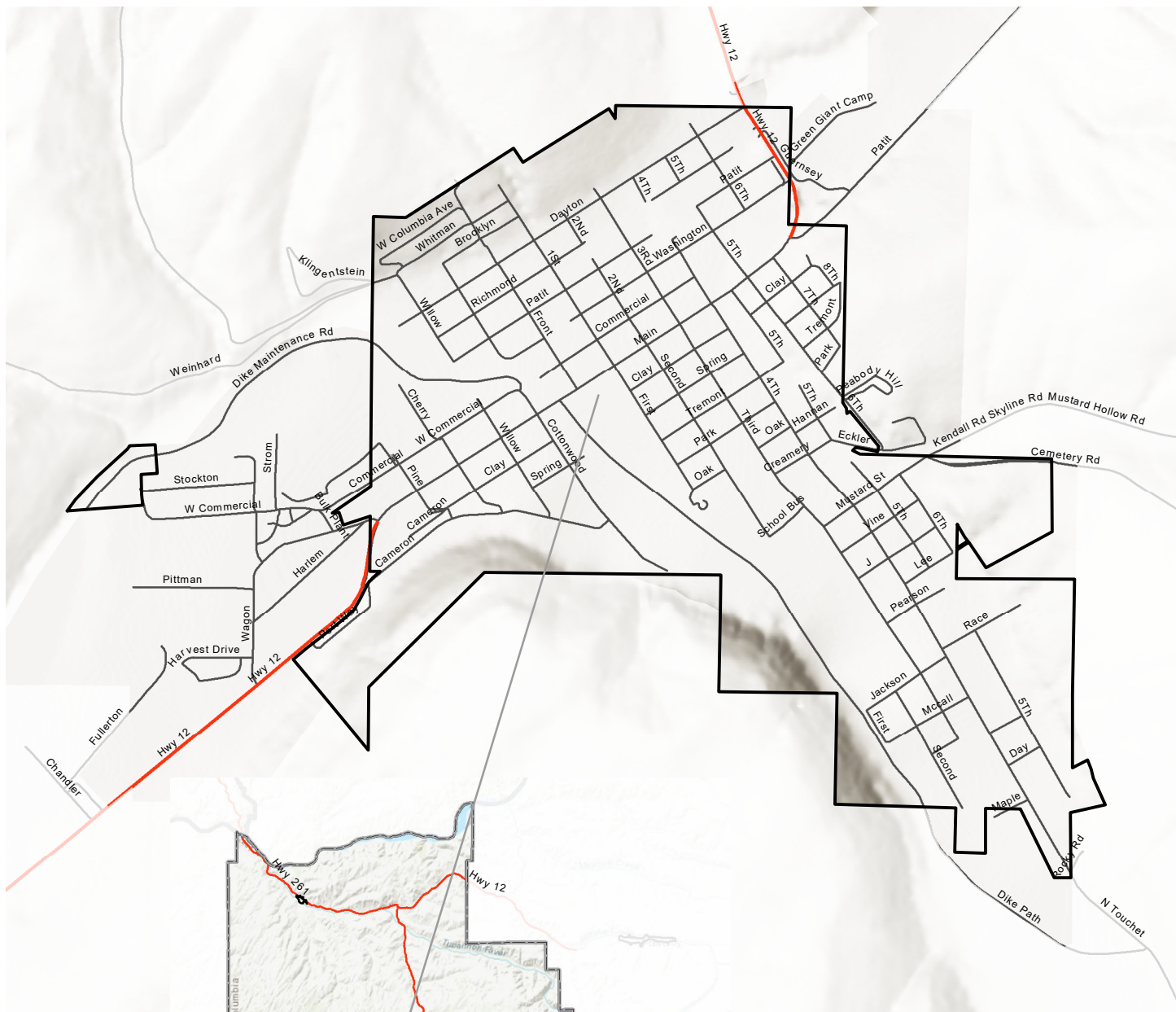
## Proposed UGA changes - Dayton, WA



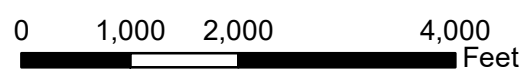
### Legend

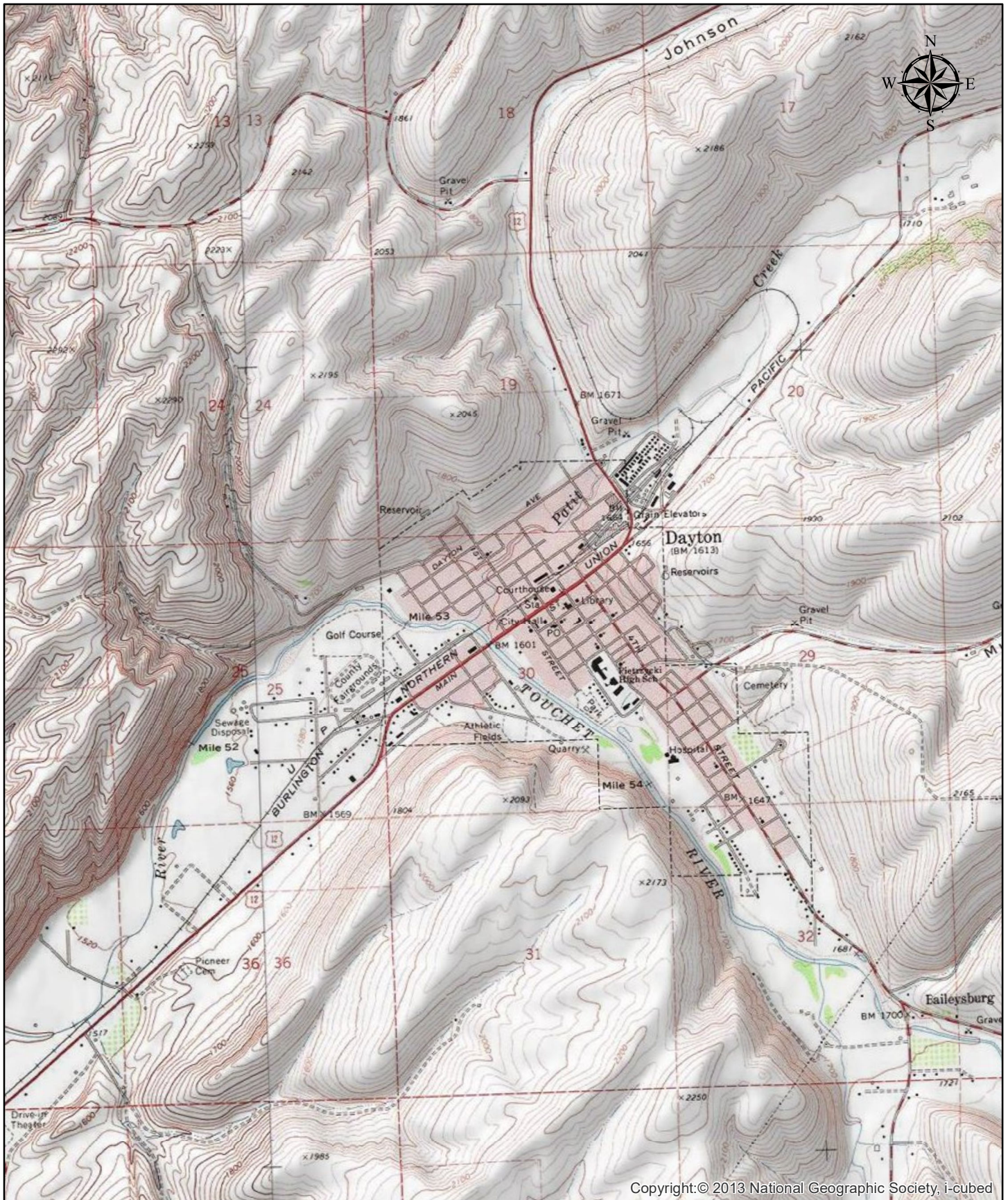
- Incorporated City Limits
- Remove from UGA
- Urban Growth Area
- Proposed Add to UGA





City of Dayton, Washington  
Vicinity Map





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## City of Dayton Topography Map

0 1,850 3,700 7,400 Feet