



# DAYTON CITY PLANNING COMMISSION

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

Tuesday, February 20, 2018 – 6:30 p.m.

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Call to Order: by Chair, Joe Huether at 6:31 p.m.

Roll Call: Members Present: Joe Huether, Carol Rahn, Kathryn Witherington, and Byron Kaczmariski.  
Also in attendance: Meagan Bailey, Planning Director; Dena Martin, Planning Clerk  
A quorum of Council members was present.

Minutes: The January 16<sup>th</sup>, 2018 meeting minutes were reviewed.

- A motion to approve the minutes of the January 16<sup>th</sup>, 2018 meeting minutes as distributed was made by Witherington and seconded by Rahn. Motion passed.

Communication from Citizens: (none)

Public Hearing on Ordinance 1927, amending DMC Title 19 – Land Divisions:

- A Public Hearing on proposed Ordinance 1927, amending Title 19 of the Dayton Municipal Code to include new processes and development regulations regarding Planned Unit Developments was opened by the Chair at 6:33 p.m.
  - Proposed changes were reviewed and summarized by the Planning Director.
  - The Commission received a comprehensive staff report, including a SEPA determination of non-significance. Other State departments have reviewed the proposed ordinance. The proposed amendments are within full compliance of all environmental and developmental regulations.
  - No additional comments or questions had been received.
- The Public Hearing was closed by the Chair at 6:37 p.m.
  - A motion was made by Rahn and seconded by Kaczmariski to recommend adoption of the ordinance to the City Council.

Old Business:

- No old business was presented for consideration at this time.

New Business:

- Comments and review for amendments to Dayton Municipal Code Title 11: Zoning
  - Add “Pre-Existing Inert Waste Sites” as an allowed use within the Open Space/Recreational Zone.
  - Revise definition of “Mini Storage” to exclude Conex storage containers. Conex containers will no longer be allowed in commercial/fringe commercial zones as they do not enhance the City and have an adverse effect on adjoining property values.

- Revise section 11.09 pertaining to pre-existing and non-conforming properties to make the code less restrictive.
- Minor edits and language updates as recommended by the Dayton Planning Commission.
- Staff will make recommended changes and distribute to Dayton Planning Commission for further review.
- Amendments to Dayton Planning Commission Rules of Procedure
  - Updated Rules of Procedure to reflect current processes and codes and made minor language edits.
  - A motion was made by Rahn and seconded by Kaczmarski to approve the amended the Dayton Planning Commission Rules of Procedure.
- Carol Rahn term expiring March, 2018
  - Kaczmarski moved and Witherington seconded to send a recommendation to City Council for the re-appointment of Carol Rahn to the Dayton Planning Commission for a four-year term expiring March, 2022.

Adjournment: at 7:20 p.m.

Announcements:

- Next Scheduled Commission Meeting: Tuesday, March 20<sup>th</sup>, 2018 @ 6:30 pm.

Approved, March 20<sup>th</sup>, 2018,

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Joseph Huether, City Planning Commission Chair      Date

Attest:

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Meagan Bailey, Planning Director