



**DAYTON CITY PLANNING COMMISSION**  
**114 S. 2<sup>nd</sup> Street, Dayton, WA**  
**Meeting Minutes**

Tuesday, March 20, 2018 – 6:30 p.m.

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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: Dena Martin, Planning Clerk

A quorum of commission members was present.

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

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

Communication from Citizens: (none)

Public Hearing: (none)

Old Business:

- Title 11: Zoning
  - Approved final review of current draft including new edits by Planning Director Meagan Bailey to requirements for pre-existing, nonconforming structures (11-09.030(B)).

New Business:

- Initial discussion of short-term rentals.
  - All commission members spoke in favor of allowing short term rentals and feel they benefit the community's economic development by increasing lodging options for tourists.
  - The commission wishes to ensure there are not negatives or pitfalls to allowing short-term rentals that they may not be aware of.
  - The commission requested that staff research and prepare a list of pros and cons relevant to Dayton, specifically, and bring to the next meeting for further discussion.
- Initial discussion of Tiny Homes.
  - All commission members spoke in favor of allowing Tiny Homes in the City. Discussed the possibility of lots or areas dedicated specifically to, and/or zoned specifically for, Tiny Homes, possibly to address issues of aging community members and/or homelessness.

- The commission recognized that Tiny Homes are not approved for use as long-term dwellings by the State, but felt the issue is in a “state of flux” and those regulations may change in time.
- The commission requested that staff research what would be require to modify Tiny Homes to be allowed in the City on a diverse level (both with and without chassis).
- Reviewed final edits to Chapter 17-02 of the City code and set Public Hearing.
  - Review of the edits to Chapter 17-02 of the DMC as presented by the Department of Ecology commenced; no concerns regarding the changes were brought forth.
  - A motion was made by Rahn and seconded by Witherington to set a Public Hearing on proposed amendments to Chapter 17-02. Motion was approved and a Public Hearing will be set for April 17 at 6:35 p.m.

Adjournment: at 7:07 p.m.

Announcements:

- Next Scheduled Commission Meeting: Tuesday, April 17<sup>th</sup>, 2018 @ 6:30 pm.

Approved, April 17<sup>th</sup>, 2018,

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Joseph Huether, City Planning Commission Chair      Date

Attest:

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Meagan Bailey, Planning Director