



DAYTON CITY PLANNING COMMISSION
114 S. 2nd Street, Dayton, WA
Meeting Minutes

Tuesday, May 15, 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: Dena Martin, Planning Clerk; Ginny Butler, Historic Preservation Commission member.

A quorum of commission members was present.

Minutes: The April 17th, 2018 meeting minutes were reviewed.

- A motion to approve the April 17th, 2018 meeting minutes as distributed was made by Rahn and seconded by Witherington. Motion passed.

Communication from Citizens:

- There was no communication from citizens.

Public Hearing for changes to Chapter 5-15: Historic Preservation:

- A Public Hearing on proposed revisions to Chapter 5-15: Historic Preservation of the Dayton Municipal Code was opened by the Chair at 6:32 p.m.
 - Proposed changes were reviewed and summarized by the Commission Chair. The Commission received a comprehensive staff report. The proposed amendments accurately reflect current processes and procedures and make the code less ambiguous. No additional comments or questions had been received. There was no public comment.
- The Public Hearing was closed by the Chair at 6:33 p.m.
 - A motion was made by Rahn and seconded by Witherington to recommend adoption of the revised ordinance to the City Council. Motion passed.

Old Business:

- Title 11: Zoning
 - Staff presented educational handouts on Tiny Homes. Commission was pleased with the handout and agreed that no changes may be required to the code regarding Tiny Homes at this time.
 - Staff reviewed the current Dayton Municipal Code pertaining to short term rentals. Bed and Breakfast guest houses are currently allowed in AR and UR zones and the definition of a Bed and breakfast guest house fits the definition of short term rentals such as Airbnb rentals. The Commission briefly discussed categorizing

Airbnb-type rentals a conditional use and imposing standards on them. It was decided to forgo any changes to the code at this time. Amendments may be considered at a later date in the event that issues or concerns arise.

- Staff presented a draft ordinance allowing moderately sized livestock in the UR zone when a lot, or combination of lots, owned by the same person provides adequate pasture space. The ordinance was drafted at the request of the Dayton Planning Commission, in response to a request from city residents who want to keep goats on their city lots. The commission discussed requiring animal husbandry education as one of the requirements for keeping livestock in town. Because local education resources may change over time, they instead asked Staff to prepare an animal husbandry handout specifically addressing potential nuisance issues.
- A motion was made by Witherington and seconded by Rahn to set a Public Hearing on the proposed revisions to Title 11: Animal Densities of the Dayton Municipal Code. Motion was approved and a Public Hearing was to be set for June 19th at 6:35 p.m. at the Planning and Building Department.
 - NOTE: Planning Director Meagan Bailey, who was not present at the meeting, followed up with an email to commission members requesting that a public hearing be postponed until a final review of all sections of the zoning code has taken place. A final review of Title 11: Zoning Code will be added to the June 19th, 2018 meeting agenda. A public hearing on all zoning code amendments may be scheduled at that time.

New Business:

- There was no new business.

Additional Comments:

- Kaczmarek, who had just attended a City Public Works Committee meeting, asked what would be required to bring city utilities to a property along West Washington Avenue. Martin will relay the information request to Bailey for follow up.

Adjournment: at 7:14 p.m.

Announcements:

- Next Scheduled Commission Meeting: June, 19th, 2018 @ 6:30 pm.

Approved, June 19th, 2018,

Joseph Huether, City Planning Commission Chair Date

Attest:

Meagan Bailey, Planning Director