

DAYTON PLANNING DEPT.
LIST OF PUBLIC HEARING EXHIBITS FOR
ORD. 1899

Packet 1 of 3

Memo from Karen Scharer, Dayton Planning Director, dated 8/12/2016

Notice of Special Meeting, Public Hearing and SEPA DNS, dated
7/20/2016 Ordinance 1899 w/track changes, dated 8/10/2016

Enclosed: Packet 2 of 3

Ord. 1899 Exhibit Packet:

Exhibit A – Text of DMC 5-18.38, 5-18.39 and 5-18.40

Exhibit B - City Council Meeting Minutes, # 7. New Business, Motion of 2/9/2019

Exhibit C – Text of DMC 11-07.020 and 11-07.030

Exhibit D - Zoning Overlay Maps with WSHD and SSHD (proposed amendment)

Packet 3 of 3

DHPC June 29, 2016 Meeting Minutes, accepted 8/10/16

Letter from Matt Johnson, 206 E. Clay St., rec'd 7/27/2016

Letter from Greg Griffith, Deputy State Historic Preservation Officer, DAPH, rec'd 8/5/2016

Letter from Chris Moore, Executive Director, WA Trust for Historic Preservation, rec'd 8/12/2016

Documents Available at: www.ezview.wa.gov - Scroll down the list to access "Dayton - Historic Preservation Code and Process Project 2016" then access the "Library". *Or, hard copies available on request.*

[Revised HPP2016 Sched.Res1283.pdf](#)

[SEPAChecklist LocalSSHD&WSHD.pdf](#)

Local Nomination Forms for WSHD and SSHD see "LocalSSHD-Nom."

ORD. 1899 Exhibit A - REPEALED Codified DMC Sections

5-18.38. - Designation of Southside Historic District and boundary description.

There is hereby created and designated in and for the City of Dayton the Southside Historic District and is roughly bounded as follows:

East Clay Street to the south, East Park Street to the north, South 1st Street to the east and South 3rd Street to the west.

5-18.39. - List of properties within the Southside Historic District and ownership thereof.

ID #	Address	Historic Name of Property	Built Date	Current Property Owners
1.	204 S. First	Jessee-Weatherford House	1911	Becky Wood 204 S. First, Dayton, WA
2.	208 S. First	Weatherford-Blessinger House	1906	Dr. Michael & Cheryl Strang 208 S. First, Dayton, WA
3.	209 S. First	Fait House	1880/1930	K. Graham & R. Kissinger 209 S. First, Dayton, WA
4.	211 S. First	Follett House	1909	Julie Ann Foster 4675 Tivoli Street, San Diego, CA 92107
5.	214 S. First	Borofsky House	1920	James Korsberg Dayton, WA
6.	216 S. First	Price House	1917	Edward & Susan Alves 216 S. First, Dayton, WA
7.	300 S. First	Carr House	1890/1929	G. Scott & Susan Marinella 300 S. First, Dayton, WA
8.	308 S. First	Jackson House	1905	Ann Michelson 308 S. First, Dayton, WA
9.	309 S. First	Day-Kiger House	1879	Steve & Roslyn Edwards 315 S. First, Dayton, WA
10.	312 S. First	Historic House	1910/1950	Wayne & Don Meicher 312 S. First, Dayton, WA
11.	315 S. First	Historic House	1947	Steve & Roslyn Edwards 315 S. First, Dayton, WA
12.	402 S. First	McMullen-Cahill House	1892	Merle & Joelle Jackson 402 S. First, Dayton, WA
13.	403 S. First	Dr. W.W. Day House	1872	Michael & Cathy Haight 403 S. First, Dayton, WA
14.	406 S. First	Historic House	1930	Jack Dieringer 406 S. First, Dayton, WA
15.	411 S. First	J. J. Edwards House	1909	Mark & Carolyn Schuck 411 S. First, Dayton, WA
16.	412 S. First	Hatfield House	1962	Don & Nancy Hatfield 412 S. First, Dayton, WA

17.	414 S. First	Ryerson House	1941	Robert & Marie Howley 414 S. First, Dayton, WA
18.	500 S. First	Beckett House	1908	Laura Coper 500 W. First, Dayton, WA
19.	506 S. First	Dexter-Monnett House	1907	Theodore & Verna Patterson 506 S. First, Dayton, WA
20.	514 S. First	Johnson House	1936	Nadine Dieringer 406 S. First, Dayton, WA
21.	518 S. First	Alcorn House	1870	Becky & Alexander Leventis 518 S. First, Dayton, WA
22.	203 S. Second	First Baptist Church	1892-93	First Baptist Church 203 S. Second, Dayton, WA
23.	207 S. Second	First Baptist Church Parsonage	1905	First Baptist Church 203 S. Second, Dayton, WA
24.	209 S. Second	Dr. Schlitz House	1905	Fred & Tina Marks 209 S. Second, Dayton, WA
25.	212 S. Second	Loren & Leora Day House	1891	Jeffrey & Ann McCann 212 S. Second, Dayton, WA
26.	215 S. Second	Eckler-Knight House	1880	Ernest & Cindy Frederickson 14031 Highway 9 Snohomish, WA 98296
27.	301 S. Second	Barclay House	1929	Arlene Himmerich 301 S. Second, Dayton, WA
28.	302 S. Second	Sweigle House	1890	Neil & Karen Stephens 302 S. Second, Dayton, WA
29.	308 S. Second	Historic House	1949	Janet McQuary 308 S. Second, Dayton, WA
30.	314 S. Second	Drs. W.W. & C.H. Day House	1871	Craig & Kathy George 314 S. Second, Dayton, WA
31.	315 S. Second	Richardson-Donohue House	1903	Jerry Edwards & Katy Wamble 315 S. Second, Dayton, WA
32.	406 S. Second	Israel House	1925	Brooke Lewis 406 S. Second, Dayton, WA
33.	410 S. Second	Oppenheimer House	1892	Keith Borgmann 410 S. Second, Dayton, WA
34.	413 S. Second	Historic House	1910	Floyd McCauley 413 S. Second, Dayton, WA
35.	202 S. Third	McQuary House	1908	Charles M. James 202 S. Third, Dayton, WA
36.	208 S. Third	First Cong. Church Parsonage	1902	First Congregational Church 214 S. Third, Dayton, WA

37.	214 S. Third	First Congregational Church	1903	First Congregational Church 214 S. Third, Dayton, WA
38.	302 S. Third	Kennedy House	1880	James Guinn 302 S. Third, Dayton, WA
39.	306 S. Third	Bartell House	1884	Jay B. Ball 306 S. Third, Dayton, WA
40.	310 S. Third	Smith-Carr House	1878/1880	Christopher & Tammy Weppler 310 S. Third, Dayton, WA
41.	404 S. Third	Wilson House	1884	Jonathan Rossebo & Marie Perkins, P.O. Box 714, Waitsburg, WA 99361
42.	410 S. Third	First Christian Church	1903	First Christian Church of Dayton 410 S. Third, Dayton, WA
43.	203 E. Clay	Newland-Thompson House	1883	Nathan Main/Chelsea Evenstar-Main 203 E. Clay, Dayton, WA
44.	206 E. Clay	Carpenter House	1899	Kyle & Marisa Lloyd 206 E. Clay, Dayton, WA
45.	306 E. Clay	Historic House	1916	Community Bible Church of Dayton 306 E. Clay, Dayton, WA
46.	308 E. Clay	Royer House	1916	George & Beverly Higley 252 Martin Way, Monmouth, OR 97361
47.	202 E. Park	Price House	1915	Wilfred & Susan Little P.O. Box 2057, Anna Maria, FL 34216
48.	206 E. Park	Roe House	1934	Paul & Marcene Hendrickson 628 Stone Road, Dayton, WA
49.	208 E. Park	Pryor House	1911	Shane & Beth Aimee McGuire 208 E. Park, Dayton, WA
50.	211 E. Park	Miller House	1947	Robert Hutchens 142 Fullerton Rd., Dayton, WA
51.	214 E. Park	Anderson House	1909	George & Christine Young P.O. Box 161, Dayton, WA
52.	309 E. Park	Historic House	1900	Eric & Jennifer Villaro 309 E. Park, Dayton, WA
53.	200 E. Spring	Maxwell House	1920	Charles & Dorothy Mead, III 229 Mead Lane, Dayton, WA
54.	205 E. Spring	Kennedy-Andrus House	1885	Claude & Dora Wilson 1954 S. College Ave, College Place, WA 99324
55.	206 E. Spring	Historic House	1900	Terry & Judith Smith 206 E. Spring, Dayton, WA
56.	210 E. Spring	Historic House	1933	Lawrence Turner 540 Turner Road, Dayton, WA
57.	211 E. Spring	Rogg House 2	1972	Sarah Lyman 211 E. Spring, Dayton, WA

58.	215 E. Spring	Rogg House 1	1937	Linda Mobely P.O. Box 653, Waitsburg, WA 99361
59.	300 E. Spring	VanPatten-Barclay House	1890	Darrel Chapman 300 E. Spring, Dayton, WA
60.	305 E. Spring	Hester House	1890	Harold Taylor 615 Eckler Street, Dayton, WA
61.	307 E. Spring	Historic House	1881	Alberta Boyd Trust c/o Karen Zink 307 E. Spring, Dayton, WA
62.	308 E. Spring	Historic House	1885	Adrienne Elizabeth McAlpine 308 E. Spring, Dayton, WA
63.	312 E. Spring	Woodward-Ferg House	1885	Trudy Welander P.O. Box 225, Dayton, WA
64.	316 E. Spring	Woodward House	1890	Christopher & Tammy Weppler 310 S. Third, Dayton, WA
65.	205 E.Tremont	Kiger House	1890	Christopher & Bridget House 205 E. Tremont, Dayton, WA
66.	206 E. Tremont	Paine House	1877	Michael & Dawn McGhan 206 E. Tremont, Dayton, WA
67.	207 E.Tremont	Nolm House	1925	William Blessinger 207 E. Tremont, Dayton, WA
68.	208 E.Tremont	Jonas House	1955	Bennie & Ruth James 208 E. Tremont, Dayton, WA
69.	209 E. Tremont	Dr. C. H. Day House	1899	Beverly Moore 209 E. Tremont, Dayton, WA
70.	210 E.Tremont	Erbes House	1925	Deborah Falzone 210 E. Tremont, Dayton, WA
71.	216 E.Tremont	Snell House	1972	Federal Home Loan Mortgage Corp. 5000 Plano Parkway, Carrollton, TX 57010
72.	302 E.Tremont	Samuel-McCauley House	1905	Dewayne & Melody Ramsey 302 E. Tremont, Dayton, WA
73.	307 E. Tremont	Pringle House	1905	Jeffrey & Shannon Turner 307 E. Tremont, Dayton, WA
74.	309 E. Tremont	Wheeler House	1890	Angie & Ryan John 309 E. Tremont, Dayton, WA
75.	312 E. Tremont	Historic House	1910	Jeromy Phinney 312 E. Tremont, Dayton, WA

5-18.40. - Southside Historic District boundaries on the official zoning map.

Upon designation, the Southside Historic District shall be shown on the official zoning map of the city and kept as a public record to provide notice of such designation. This district shall be known as "Southside Historic District, SSHD-1"

COUNCIL MINUTES
Dayton City Council
Monday, February 9, 2009
111 S. First Street
Dayton, WA 99328

1. Call to Order: Mayor George calls the regular meeting of February 9, 2009 to order at 7:00 p.m.

Roll Call: Present – Jackson, Sweetwood, Berg, Graham and Franklin.
Absent - Herrin

Public: Michael Haight, Laura Thorn, Lisa Ronnberg, Marcene Hendrickson, Paul Hendrickson, Richard Hendrickson, Charles Reeves, Ginny Butler, Mark Franklin and Kathy George.

Staff: Walter Hessler, Sal Benavides and Trina Cole.

2. Consent Agenda:

Action: Jackson motions to approve the January 12, 2009 minutes as presented. Graham seconds motion; motion carries unanimously.

Action: Graham motions to approve the January 26, 2009 minutes as presented. Berg seconds motion; motion carries unanimously.

Action: Jackson motions to approve Claims Voucher Nos. 34667 through 34709 as audited by the Finance Committee in the amount of \$110,461.45. Graham seconds motion; motion carries unanimously.

Action: Graham motions to approve Payroll Warrant Nos. 32339 through 32362 for 01/30/2009, in the amount of \$26,557.45. Berg seconds motion; motion carries unanimously.

3. Special Guests/Public Comment

Marcene Hendrickson, 628 Strong Road, expresses opposition to the City of Dayton transferring the Dayton Memorial Library and Delany Building upon the City's annexation into the Columbia County Rural Library District 1) No longer will part of the City's financial portfolio 2) Has been part of the City for 70 years; and, 3) Concern that the building may be lost if District faces financial difficulties. She expresses support of a joint lease agreement instead.

4. Committee/Board/ Commissioner Reports

Public Works – Berg inquires about replacing the Radebaugh Memorial sign in the City Park. Franklin states Park Board is reviewing options for replacing signs.

Finance – Jackson reports on good financial status of City and the 2007-2008 Audit will begin February 24, 2009 costing the City approximately \$25,000.

Parks/Public Grounds – Sweetwood reports that the Park Board: 1) Discussed replacing Radebaugh sign, 2) Will be contacting Arbor Society for planting of Cherry trees in the City Park; 3) 4-H Skate Club will be meeting in March; and, 4) Requests a pool heating program for 2009 pool season. No action.

Chamber of Commerce – Berg reports on Chamber's upcoming activities including this year's Blue Mountain Brix and Brew Festival, All Wheels Weekend and construction of a new bulletin board on Main Street. Lisa Ronnberg reports on legislatures visiting Dayton.
Commissioners – George reports on wind turbine planning/construction activities in Garfield and Columbia Counties. Public outreach meetings are scheduled for March 2009.
Library – Sweetwood reports library services continue to improve and Director continues to research options for updating Delany Building.

5. Reports of City Officials

Columbia County Sheriff's Department: Hessler jail status and cautions community on increased criminal activity due to improved weather conditions.

Public Works Director: Benavides reports that the Patit Creek Bridge between N. Front Street and N. 1st Street has been removed and safety barriers have been installed.

City Clerk-Treasurer: No report.

City Attorney: No report.

Mayor Pro-Tempore: No report.

Mayor's Report: George reports that the City Council will be considering letters of interest to fill the vacant Council position at the next regular meeting.

6. Unfinished Business

Action: Council considers an agreement upon annexation between the City and Columbia County Rural Library District (CCRLD). Cole summarizes agreement. Jackson expresses concern of the potential effects the annexation may have on the fire and hospital districts, but supports proposed agreement. Marcene Hendrickson expresses opposition to the City transferring the Dayton Memorial Library and Delany buildings to the Columbia County Rural Library District upon annexation. Sweetwood states that the buildings are old, City has been unable to financially support the preservation of the buildings and CCRLD has been reserving funds to make the needed improvements. Graham motions to authorize the Mayor to sign into the Agreement upon Annexation between the City and CCRLD as presented. Sweetwood seconds motion; motion carries unanimously.

7. New Business

Action: Council considers the Dayton Historic Preservation Commission's recommendation that the City Council create the Washington Street Local Historic District. Cole summarizes the Commission's public outreach efforts, Nomination of the proposed District, public ballot process and outcome, implied consent criteria and concerns and the public hearing on the proposed District. Graham motions to accept the Dayton Historic Preservation Commission's recommendation creating the Washington Street Historic District. Franklin seconds motion; motion carries unanimously. Map of the District boundaries is attached.

Action: Council considers an amendment to the agreement for engineering services with Anderson Perry & Associates, Inc. to encompass the S. 2nd Street Sewer Line Design not exceed \$3,000. Graham motions to authorize the Mayor to sign the amendment to the agreement for engineering services to include the

design for S. 2nd Street sewer line not to exceed \$3,000. Franklin seconds motion; motion carries unanimously.

Action: Council considers the Transportation Improvement Board (TIB) Consultant Agreement for the S. 2nd Street Reconstruction Project's design phase not to exceed \$70,000. Anderson Perry & Associates, Inc. will be doing the design for the S. 2nd Street Reconstruction Project. Graham motions to authorize the Mayor to sign into TIB Consultant Agreement as presented and not to exceed \$70,000. Berg seconds motion; motion carries unanimously.

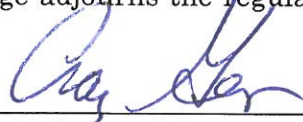
Council considers special license applications by the Chamber of Commerce and the Liberty Theater. There is no action.

8. Final Public Comment

Kathy George thanks Council for creating the Washington Street Local Historic District. Sweetwood expresses concern about the growing number of wild turkeys inside city limits. George directs Costello to contact Tom Schirm and inquire about their removal from town.

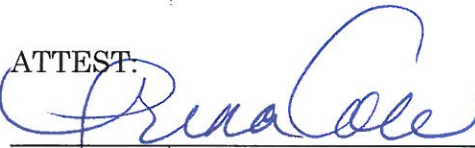
9. Adjourn

With no further business to come before the Council, George adjourns the regular meeting at 7:54 p.m.



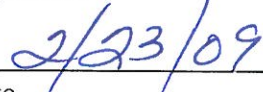
Craig George, Mayor

ATTEST:



Trina Cole, City Clerk/Treasurer

Approved:



Date

ORD. 1899 Exhibit C – REPEALED DMC Codified Sections

11-07.020. - South Side Historic District (SSHD) Overlay Zone.

The intent of the SSHD overlay zone is to maintain the historic nature of the SSHD neighborhood. The following requirements are in addition to the applicable limits of the underlining residential zone:

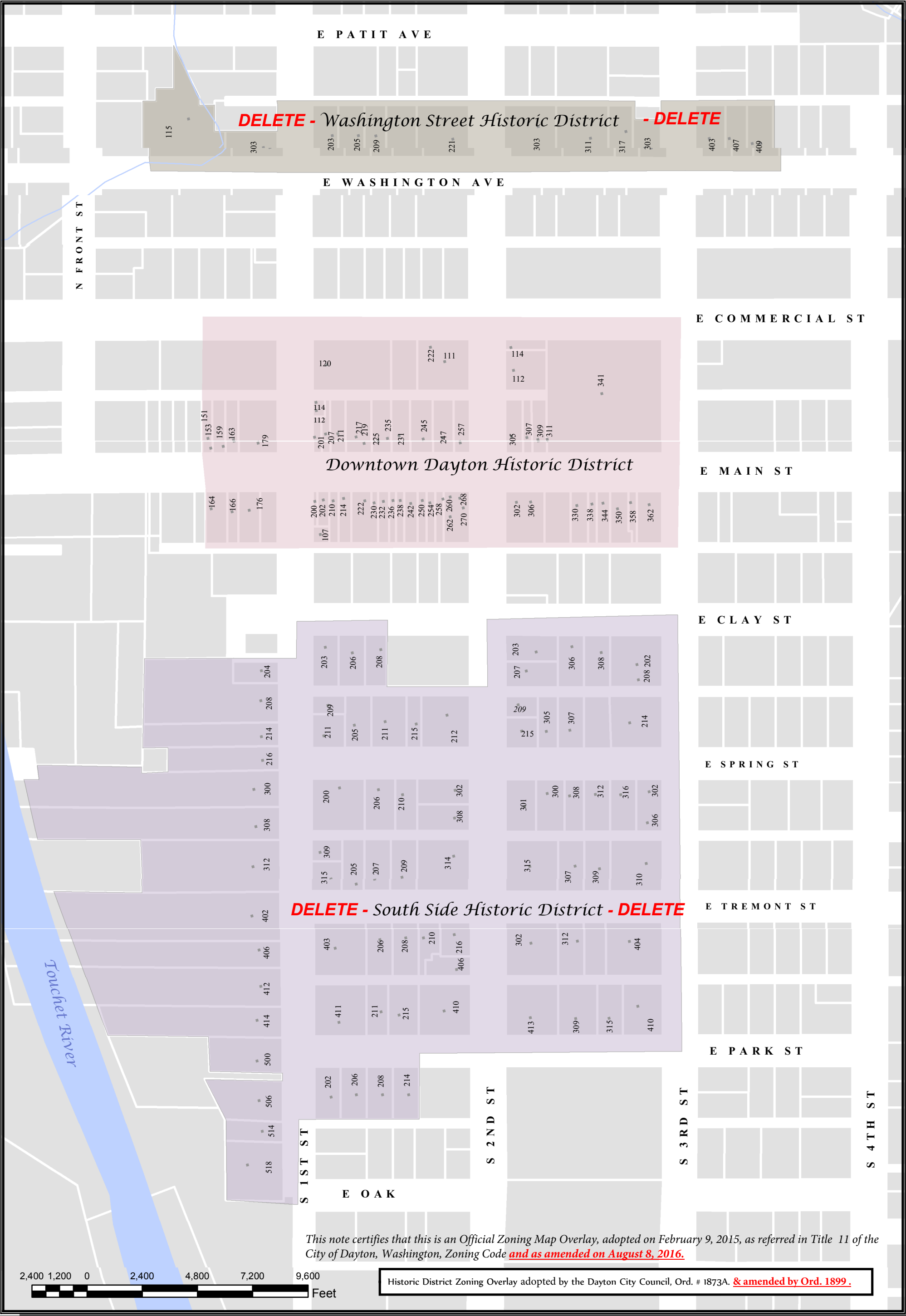
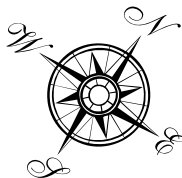
- A. Exterior building material shall be similar in appearance to the materials of the historic buildings within the SSHD neighborhood.
- B. The style of new buildings shall be compatible and complementary with the historic buildings structures within the SSHD neighborhood.
- C. No temporary structures may be installed and used in this zone for more than 60 days of a calendar year.
- D. Traditional street widths should be preserved to promote the historic nature of the neighborhood.
- E. New building construction shall retain similar setbacks on adjacent properties.
- F. Reserved.
- G. Reserved.
- H. New porch construction shall be compatible with adjacent historic buildings and porches within the SSHD neighborhood.
- I. Tent, steel, or pole structured buildings are not allowed.

11-07.030. - Washington Street Historic District (WSHD) Overlay Zone.

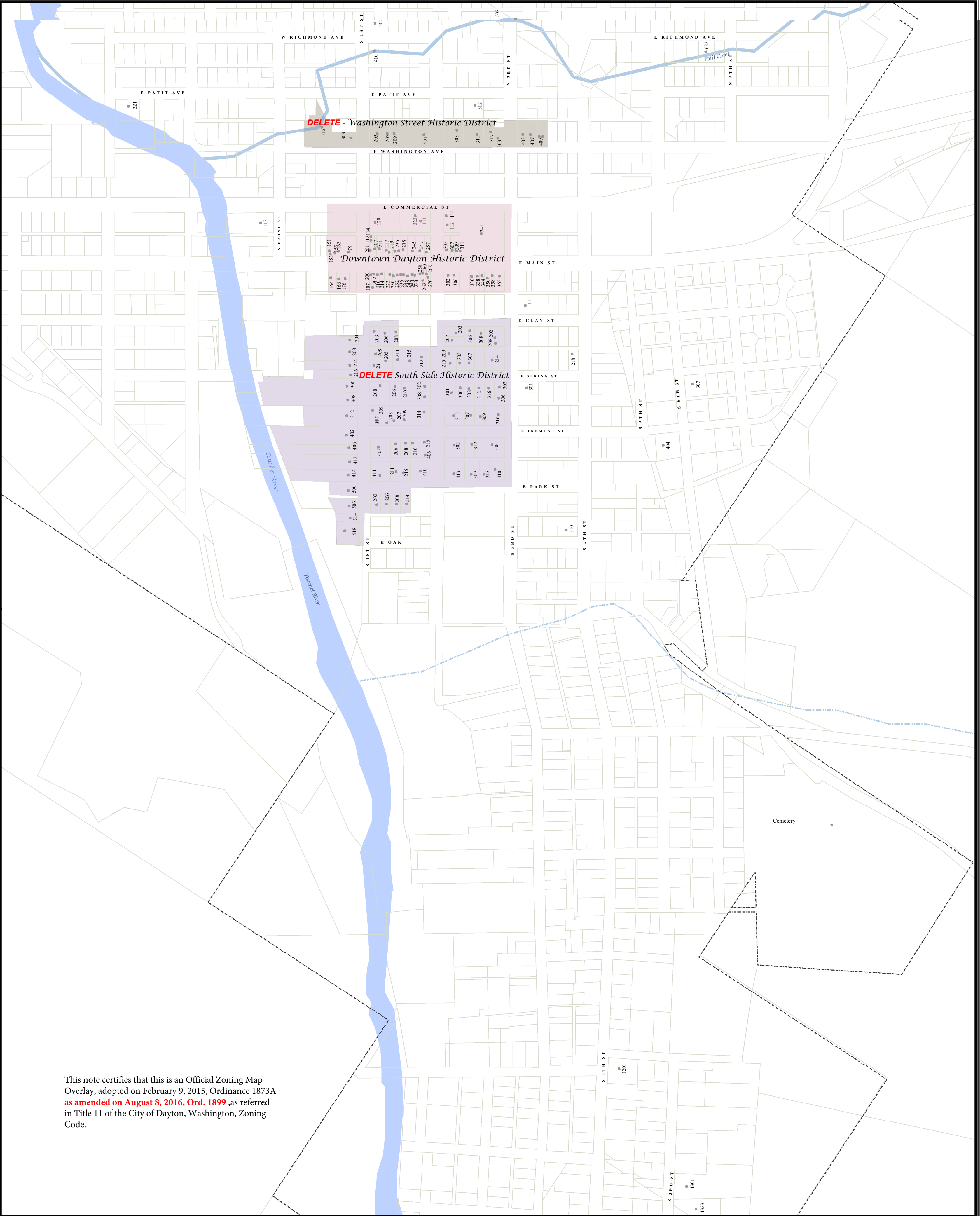
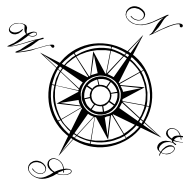
The intent of the WSHD overlay zone is to maintain the historic nature of the WSHD neighborhood. The following requirements are in addition to the applicable limits of the underlining residential zone:

- A. Exterior building material shall be similar in appearance to the materials of the historic buildings within the WSHD neighborhood.
- B. The style of new buildings shall be compatible and complementary with the historic buildings structures within the WSHD neighborhood.
- C. No temporary structures may be installed and used in this zone for more than 60 days of a calendar year.
- D. Traditional street widths should be preserved to promote the historic nature of the neighborhoods.
- E. New building construction shall retain similar setbacks on adjacent properties.
- F. Reserved.
- G. Reserved.
- H. New porch construction shall be compatible with adjacent historic buildings and porches within the SSHD and WSHD neighborhoods.
- I. Tent, steel, or pole structured buildings are not allowed.

Dayton Historical Districts



Zoning Overlay - Dayton Local Registered Historic Properties and Districts



This note certifies that this is an Official Zoning Map Overlay, adopted on February 9, 2015, Ordinance 1873A as amended on August 8, 2016, Ord. 1899, as referred in Title 11 of the City of Dayton, Washington, Zoning Code.