

## **City of Dayton 2019 Comprehensive Plan and Development Regulations Work Program**

This work program has been approved by the City Council, Resolution # 1299 on January 23, 2017.

Staff Contact: Karen Scharer, AICP, Planning Director

The City of Dayton is performing a periodic review and update of its Comprehensive Plan and development regulations by June 30, 2019. The State Growth Management Act (GMA) mandates the update to ensure the plan and regulations factor in changed conditions and are current with State law. Dayton last completed a comprehensive update in 2007-2008. Development regulations to implement the 2008 Comprehensive Plan were adopted in 2013.

Since then the City has completed two “annual” updates for years 2014 and 2015, both Comprehensive Plan (CP) and development regulation (DR) were adopted. In 2017, the City plans to amend the Historic Element of the CP and DR’s associated with historic preservation; complete the Shorelines Master Program final adoption adding policies to the CP and DR’s; and lastly consider adoption of “Complete Streets” policy and/or codes.

The Periodic Comprehensive Plan and development regulations review and update is a substantial project which typically takes about two years to complete (with substantial outside consultant support). The Dayton work program for the review and update will primarily rely on City staff and the staff support of state and local governmental agencies. However, it is recognized that there is a need for technical and legal support to fully address the requirements under GMA, analyze the city’s capital facilities and transportation system. The city will be seeking grants to cover these costs so to complete this effort by June 2019.

The work program defines the scope for the 2019 CP and DR Update. The majority of changes to the plan are general in nature unless otherwise noted herein, such as changed conditions to the population mix, economic conditions, recognition of planning efforts of other public agency and changes needed to meet statutory requirements of the Growth Management Act (GMA). Staff reviewed and considered the GMA Update Checklists provided by the Washington State Department of Commerce during the development of this work program.

This work program was reviewed by both the Dayton Planning Commission and the City Council’s Planning Committee, as well as, other stakeholders during the Spring and Fall of 2016. Final implementation of the work program will be the City Council adoption of the 2019 CP and DR Update. Adoption is targeted for the Winter of 2019.

**OVERVIEW of WORK PROGRAM SCHEDULE  
2019 Comprehensive Plan (CP) and Development Regulations (DR)**

Winter = W Spring = SP Summer = SU Fall = F

	2016	2017			2018			2019	
TIMEFRAME	F	W-SP	SP-SU	F	W	SP-SU	F	W - SP	
Public Engagement		WS	Draft	WS / CMT	Review	Testimony	Testimony		
<b>CP ELEMENT UPDATE</b>									
Land Use		WS	Data/Draft	WS / CMT	SEPA	DPC-PH	CC-PH	<b>CP 2019 CITY COUNCIL ADOPTION</b>	
Housing		WS	Data/Draft	WS / CMT	SEPA	DPC-PH	CC-PH		
Economic Development		WS	Data/Draft	WS / CMT	SEPA	DPC-PH	CC-PH		
Capital Facilities		WS	Data/Draft	WS / CMT	SEPA	DPC- PH	CC-PH		
Transportation		WS	Data/Draft	WS / CMT	SEPA	DPC- PH	CC-PH		
Utilities		WS	Data/Draft	WS / CMT	SEPA	DPC- PH	CC-PH		
Parks		WS	Data/Draft	WS / CMT	SEPA	DPC-PH	CC-PH		
<i>Consistency w/Other Agency Plans</i>									
Historic	WS CMT	DPC-PH & CA							
Shorelines		CA							
<b>DR UPDATE</b>									
	2015-16	2017			2018			2019	
		W	W	SP-F	W	SP - SU	F	W	SP - F
Public Engagement		Testimony			WS	DRAFT	Review	Testimony	
Zoning, Development Standards & Other DR's					WS	Data Draft	SEPA	DPC PH	CC-PH & CA
Historic DR's	WS CMT	DPC-PH & CA							
Shorelines	WS CMT		CA						

**LEGEND**

- C = City Council
- CA = City Council Adoption (Final Ord.)
- CMT = Comment
- Data = Data Collection
- DPC = Dayton Planning Commission
- Draft = Draft Comprehensive Plan Element
- PH = Public Hearing
- SEPA = State Environmental Policy Act Threshold Determination
- WS = Workshops

**CALENDAR**

W Winter Jan. – March  
 SP Spring April – June  
 SU Summer July – Sept.  
 F Fall Oct. – Dec.

## PUBLIC ENGAGEMENT SYNOPSIS

Public engagement includes:

- “Community Conversation” meetings with the Walla Walla Community Council during the Summer and Fall of 2016
- Visioning meetings on CP Elements/topics during the Winter/Spring 2017.
- Workshops with public, community groups, agencies, Dayton Planning Commission and City Council Members participating Winter & Spring 2017
- Public participation and notice provisions implemented per DMC Chapter 10.09.
- Planning Commission and City Council review of amendments to CP and DR’s with input by focus groups
- Planning Commission public hearings – oral and written testimony by public and agencies
- Council Public Hearings - oral and written testimony by public and agencies
- Council adopts ordinance(s) to finalize CP & DR’s by June 30, 2019

## COMPREHENSIVE PLAN 2019 UPDATE

### LAND USE ELEMENT

Staff Lead: Karen Scharer, Planning Director

Policy Lead: City Council

Support: Dayton City Council Planning Committee

Support: Dayton Planning Commission

Data Advisors: Brad Masters, and Port of Columbia; and Kim Lyonnais, Columbia Co. Planning Dept.

Consultant: None

Previous Updates: 2008, and update of land use maps with GIS tools in the 2014 and 2015 CP.

#### REVIEW / UPDATE

- Update Goal statements
- Revise planning period to 2019 – 2039
- Update discussion of GMA goals, including references to new Shoreline Master Program, subarea plans which are to be adopted in 2016
- Update discussion of how County-Wide Planning Policies directs the need for plan revisions
- Update Dayton Community Profile
- Update Dayton land distribution information currently dated 2007
- Update the Dayton Future Land Use Map including to reflect needs for revised and new mix land uses; and, lands useful for public purposes
- Add goals & policies to address health issues and promote physical activity
- Add goal and supporting policies that addresses Sustainable development patterns and supporting infrastructure
- Update Dayton's and UGA 20-Year Population Forecasts
- Develop - Existing Land Use and Existing Residential Density Charts; Commercial/Industrial Vacant Land Supply Analysis; Net Buildable Industrial Land Table
- Address with County the desire vs. need for an airport as listed in CP 2008 Community Objective # 7
- Update inventory and projected needs for public buildings, facilities and services over the 20-year planning period for public agencies
- Review of drainage, flooding, and stormwater run-off and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state
- Update other information as appropriate

## HOUSING ELEMENT

Staff Lead: Karen Scharer, Planning Director

Policy Lead: City Council

Support: Dayton City Council Planning Committee

Support: Dayton Planning Commission

Consultant: None

Primary Data Advisors: Brad Masters, Port of Columbia; and Kim Lyonnais, Columbia County;

Previous Update: 2008

### REVIEW / UPDATE

- Update discussion of GMA goals as needed, including references to new Shoreline Master Program, and water system plan which will be adopted by the City in 2016
- Update discussion of how County-Wide Planning Policies directs the need for plan revisions'
- Update housing patterns, trends and projections to 2039
- Update information on Federal, State and local financing programs
- Update housing services provided by public and private service agencies
- Update information on Housing Needs Gap
- Update housing goals and policies to address applicable goals and policies for sustainable development
- Address Cottage Housing alt. as an affordable housing strategy
- Address availability of land suitable for "temporary" housing and/or recreational vehicle park availability for an "extended" time period
- Senior transitional housing and aging in place
- Consider policies to support rental/residential inspections programs
- Update regulatory barrier assessment, City-wide housing needs, and existing and future housing needs to year 2039

## ECONOMIC DEVELOPMENT ELEMENT

Staff Lead: Karen Scharer, Planning Director\*

Policy Lead: City Council

Support: Dayton City Council Planning Committee

Support: Dayton Planning Commission

Consultant: None

Outside Agency Data & Policy: Brad Masters Economic Coordinator, SWEDA and Columbia Co. ADO\*  
Jennie Dickinson, Manager, Port of Columbia;

Previous Update: 2008 with minor amendments in 2015

### REVIEW / UPDATE

- Update economic development element for consistency with regional economic plans, and county wide policies, as needed.
- Update summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate;
- Update summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use.
- Update policies, programs, and projects, as needed, to foster economic growth and development and to address future needs.
- Address needs for adequate zoning for industrial and commercial zoning.  
*See RCW 36.70A.070(7)*

*\* Shared Lead*

## CAPITAL FACILITIES ELEMENT

Lead: Craig George, Mayor

Support: Trina Cole, City Clerk - Treasurer

Support: Jim Costello, Public Works Director

Support: Karen Scharer (for Other Agencies)

Policy Lead: City Council

Support: Dayton Planning Committee and Finance Committee

Support: Dayton Planning Commission

Primary Data Advisors: Anderson Perry, Inc, and Palouse RTPO

Consultant: TBD -as needed.

Previous Update: 2008, with a minor amendment completed in 2015 primarily City Facilities.

### REVIEW / UPDATE

- Update Inventory(s) of capital facilities
- Update Capital Improvement Six Year Plan construction projects; identify funding sources and reassess Land Use Plan if funding shortfall.
- Update Capital Improvement Long Range 20 Year Plan
- Identify need and location of expanded or new capital facilities.
- Identification of public facilities on which money is to be spent (water and wastewater)

## TRANSPORTATION ELEMENT

Lead: Craig George, Mayor

Support: Trina Cole, City Clerk - Treasurer

Support: Jim Costello, Public Works Director

Support: Karen Scharer (for Other Agencies)

Policy Lead: City Council -

Support: Dayton City Council Transportation Committee and Planning Committee

Support: Dayton Planning Commission

Consultant: Anderson Perry, Inc. City Engineer (Data Advisor)

Agency Advisor: Data & Policy- Mr. Shaun Darveshi, Palouse Regional Transportation Planning Organization (PRTPO), Per RCW 47.80.023

Support: Dayton Planning Commission

Consultant: TBD -as needed.

Previous Update: 2008

### REVIEW / UPDATE

- Update to goals and policies (Complete Street related policy/code update in 2017)
- Update existing conditions and operations currently dated 2007 to reflect new improvements and needs
- Forecast of traffic for at least 10 years, local and state
- Forecast Rail needs (Port)
- Update pedestrian and bicycle component and include map
- Identify any planned TDM strategies
- analysis of future funding capability
- Update planned improvements and future operations to 2039 (*costs not included*)
- Update multiyear financing plan based on needs identified in the comprehensive plan
- Provide gap analysis and address funding shortfalls, funding alternatives, impact to land use plan (6 yr.)
  
- Describe intergovernmental coordination efforts Columbia Co., Port of Col., Blue Mountain Regional Trail Org., WSDOT & PRTPO

## **UTILITIES ELEMENT**

Staff Lead: Karen Scharer, Planning Director

Support: Jim Costello, Public Works Director

Policy Lead: City Council

Support: City Council Emergency Management Committee

Support: Dayton Planning Commission

Primary Data Advisors: Pacific Power, REA, Internet and other telecom providers

Consultant: None

Previous Update: 2008 with minor updates to background information in 2015.

### REVIEW / UPDATE

- Update discussion of GMA goals, if needed
- Update general location, proposed location and capacity for gas, electric, cable TV and telecommunications to year 2039
- Add new section(s) to address new technologies
- Update overall utility policies as appropriate
- Incorporate provisions regarding Essential Facilities, as needed
- Update/reassess Land Use Element, as needed

## **PARK, RECREATION AND OPEN SPACE ELEMENT**

Staff Lead: Karen Scharer, Planning Director

Policy Lead: City Council

Support: Trina Cole, City Clerk - Treasurer

Support: Jim Costello, Public Works Director

Support: Dayton Parks Board

Support: Dayton Planning Commission

Consultant: No

Previous Update: 2014 with Cooperative Master Recreational Plan

### REVIEW / UPDATE

- Update to program and plan elements based on community conversation survey and changed conditions
- Update GIS mapping of parks and trails
- Update to financing strategies including review of user & impact fees

## **SHORELINES ELEMENT**

Staff Lead: Karen Scharer, Planning Director

Policy Lead: City Council

Support: Dayton Planning Committee

Support: Dayton Planning Commission

Consultant: URS /AECOM

Previous Update: 1975, Current update under State review, final adoption 2017

### UPDATE

- New Shoreline Master Program – No Net Loss

## **HISTORIC ELEMENT**

Staff Lead: Karen Scharer, Planning Director

Policy Lead: City Council

Support: Dayton Planning Committee

Support: Dayton Planning Commission

Support – Dayton Historic Preservation Commission

Agency Support Kim Gant, DAPH and Chris Moore, WTHP

Consultant: No

Previous Update: 2008 and 2015 w/Downtown Dayton Historic District Design Guidelines & Subarea Plan

### REVIEW / UPDATE

- Address balancing historic preservation and property rights
- Add policies and update goals and objectives to support update of City codes and processes
- Develop consistencies between City goals, policies, objectives, and codes for preservation

## **CONSISTENCY – CWP, REGIONAL PLANS & ELEMENTS**

Staff Lead: Karen Scharer, Planning Director & others noted above

Policy Lead: City Council

Support: Dayton Planning Committee

Support: Dayton Planning Commission

Support: Others noted above

Consultant: See above

Agency Advisors: See above

Previous Update: 2008, with minor updates considered annually

### REVIEW / UPDATE

- Planning Period: 2019 - 2039
- Update description of the Urban Growth Boundary and designate future use.
- Update discussion of GMA goals, including references to new Shoreline Master Program, subarea plans
- Update discussion of County-Wide Planning Policies to incorporate recent revisions
- Update land supply analysis, Dayton and UGA 20-Year Population Forecasts, buildable land and dwelling unit estimate at buildout

## DEVELOPMENT REGULATIONS

Staff Lead: Karen Scharer

Policy Lead: City Council, Council Committees or others as appropriate

Consultant Agency Advisors: As noted above for policy

Previous Updates Since the 2008 CP adoption, regulations have been updated in 2013, 2014 and 2015. The amendments listed below are needed to address changes in State law, and implement current and proposed policy.

### **REVIEW / UPDATE**

#### **Historic Pres.**

- Reduce review time of COAs & STVs, while maintaining compliance with the Open Public Meetings Act.
- Adopt Historic Preservation Code amendments consistent with Comprehensive Plan.
- Add Historic Preservation incentives as appropriate.

**Shorelines** - No net loss.

**Zoning and other** – Implement Comp Plan Policies and Objectives as determined through update process

**Housing Alternatives** – Implement housing alternatives with options such as: cluster housing, flexible lot standards, cottage housing, or planned unit development (potential zoning amendments).

## PRIMARY STAKEHOLDER PARTICIPATION

Legend - Visioning = V    Goals, Policy, & Objectives = GPO

	Land Use	Housing	Capital Facilities	Utilities	Transportation	Econ Development	Park	Shoreline	Historic
Community Council	V	V	V	V	V	V	V		
City Council	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO
Planning Commission	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO
Historic Pres.									V & GPO
<b>Council Committee Focus</b>									
Public Safety									
Public Works			ALT		V & GPO		ALT		
Finance			V & GPO		ALT				
Parks & Grounds							V & GPO		
Planning/Econ	V & GPO	V & GPO				V & GPO		98% complete	V & GPO
Personnel									
Emergency Management				V & GPO					
<b>Mayor and Staff</b>									
Craig George Mayor	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO
Karen Scharer Planning	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO	V & GPO
Trina Cole, City Clerk & Finance			V & GPO		V & GPO		V & GPO		
Jim Costello Public Works			V & GPO	V & GPO	V & GPO		V & GPO		

Visioning = V Goals, Policy, & Objectives = GPO	Land Use	Housing	Capital Facilities	Utilities	Transportation	Econ Development	Park	Shoreline	Historic
<b>Consultants/Agencies/Community Groups</b>									
Anderson Perry & Assoc., Inc. Howard Boggs or other			GPO		GPO				
Brad McMasters, Econ. Devel., SWEDA – CEDS & Fed/ADO/Col. Co.	GPO	GPO				V & GPO			
Martha L - Health Dept.	V & GPO		V & GPO						
Fire Dept			V & GPO						
Dayton Schools			V & GPO						
Col. County - PL.	V & GPO	V & GPO	GPO		V & GPO				
Hospital	GPO		V & GPO						
Jennie D – Port of Col.	GPO		V & GPO			V & GPO			
Library District	GPO		V & GPO						
Dayton Development	V & GPO					GPO			GPO
Andrew Holt – Main St/Chamber	GPO					GPO			
Columbia Cares	GPO								
Dayton Depot Hist. Society									GPO
Blue Mountain Heritage									GPO