

Dayton Planning Commission  
Dayton City Council & Historic Preservation Committee  
Joint Meeting  
Minutes of meeting of March 29, 2018

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Present: Gary Wirfs, Tim Parsons, Pam Horst, Ann-Marie Anderson, Carol Hatfield, Beth Wytoski, Nikki McGraw, John Collins, Trini Marquez, Kitty Mackin, Judy Gerrard, Kelly Haverkate, Wayne Herring and Kim Courtin.

Staff: Lisa Brosnan, Zoe Monahan, Patty Ringnalda & Debra Lien

Planning Chair Gary Wirfs called the meeting to order at 6:35 pm. Exhibit D and Dayton Municipal Code excerpt were added to the reference documents for the meeting. City Manager Zoe Monahan presented two emails with concerns to be made part of the minutes for the meeting.

**Staff Report**

City Planner Lisa Brosnan summarized the staff report and stated that the State legislature will require cities with populations over 2,500 to allow accessory dwelling units in all zones where detached single-family dwellings are permitted. The City will need to have standards in place by July 1, 2018 in order to comply with Senate Bill 1051. The purpose of this meeting is to review updates to the Dayton Development Code to allow for Accessory Dwelling Units (ADUs) within the R-1 zone. The City of Dayton currently has standards in place for all other zones which allow for single family dwellings.

The following issues were discussed in length, with the City Planner to compile discussed meeting decisions and present them at the Planning Commission Public Hearing scheduled for May 10, 2018:

Shall Manufactured Homes be allowed as an ADU?	Second Story Windows
ADU size	Short Term Rentals
Number of ADUs allowed.	Adjacent to Historic Properties
ADU height.	System Development Charges
Parking requirements	Water/Sewer hook ups
Garages – Garage Conversions	Easement Access
Driveways	Impact of ADUs on Home Loans
Owner occupied requirements	Screening
Setbacks	Building Separation
Entrances – Attached and Detached ADUs	Lot Coverage
Exteriors - Designs	

**Other Business**

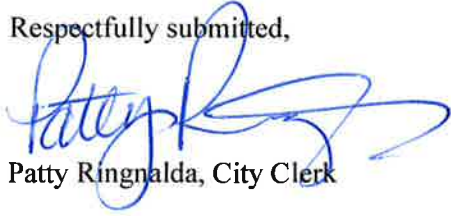
Kris Bledsoe introduced herself, stated that she is running for State Representative and made general comments regarding tonight's meeting.

The Plan Text Amendments Public Hearing for ADU's is scheduled for May 10, 2018. There is no other current land use applications that will require Planning Commission action at present, no meeting scheduled for next month.

**Motion to adjourn**

Tim Parsons made a motion to adjourn, seconded by John Collins and passed unanimously, 15-0. The meeting adjourned at 9:23 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Patty Ringnald", written over the typed name.

Patty Ringnald, City Clerk

**APPROVED BY PLANNING COMMISSION  
on May 10, 2018**

**As Written**    **As Amended**