

MINUTES
DAYTON CITY COUNCIL
WORK/SPECIAL SESSION
April 18, 2022

PRESENT: Mayor Elizabeth Wytoski
Council President Daniel Holbrook
Councilor Annette Frank
Councilor Kitty Mackin
Councilor Jim Maguire
Councilor Trini Marquez – *arrived at 6:39 pm*
Councilor Rosalba Sandoval-Perez

ABSENT:

STAFF: Rochelle Roaden, City Manager
Patty Ringnalda, City Recorder
Denny Muchmore, City Engineer
Kiel Jenkins, City Planner

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Wytoski called the meeting to order at 6:31pm and those present gave the Pledge of Allegiance.

B. ROLL CALL

Mayor Wytoski noted there was a quorum with Councilors Frank, Holbrook, Maguire and Sandoval-Perez present in person and Councilor Mackin present virtually. Mayor Wytoski noted the absence of Councilor Marquez.

C. APPEARANCE OF INTERESTED CITIZENS

There were no attendees present to comment at this time.

D. ACTION ITEMS

Mayor Wytoski opened the public hearing by reading the declarations and order for the Type IV Public Hearing for the record.

1. Staff Report Presentation LA2021-02, CPMA 2021-01, CPA 2022-01 Kiel Jenkins, City Planner

City Planner, Kiel Jenkins presented his staff report and a power point presentation reviewing the Urban Growth Boundary UGB Swap proposed by the City of Dayton.

Councilor Maguire stated that the proposed buffer is not defined in the policy. Kiel Jenkins advised that the policy was intentionally left open so that Council could set those requirements at a later date.

Councilor Holbrook asked how long had it been since the UGB has been adjusted. Denny Muchmore, City Engineer advised that the UGB was modified in the 1980's but has never been evaluated for an adjustment.

Testimony From Those In Favor:

Rob Hallyburton of 304 Mill Street, Dayton Oregon stated that he is currently on the Planning Commission and at the last Planning Commission Meeting he voted against the UGB Swap and wanted to explain that he voted no because there were no provisions for the farmers and/or farm land that surrounds the proposed UGB swap area at that time. Mr. Hallyburton stated that after hearing that provisions have been made for the local farmers, he now is in support of the UGB Swap.

Linda McGrew, 734 SE Palmer Lane and 13400 SE Ash Road, Dayton Oregon stated that she too is in favor of the UGB Swap and that she will be applying for an annexation as soon the UGB Swap is completed. Discussion continued regarding the order in which properties will be annexed into the city.

Randy and Jeanie Blome of 14245 SE Fletcher Road, Dayton Oregon stated that they have an application submitted to Yamhill County to build an Accessory Dwelling Unit (ADU) on their property. They wanted to know if the UGB Swap would have an effect on their request. Discussion continued and the consensus was that because their application has already been submitted the rules that were in effect at the time the application was submitted will be the rules that will apply to their request. Kiel Jenkins recommended that the Blome's contact the County if they have more questions.

Testimony From Those Opposed:

None were present.

Councilor Holbrook inquired if the City has the resources to provide for the potential development if the UGB Swap is approved. Denny Muchmore, City Engineer stated that because this is an UGB Swap and not an UGB addition, the City's Master Plan has made accommodations for the growth of the city. The City of Dayton will have future capacity issues in its infrastructure, but that will happen weather the city adopts the proposed UGB swap or is still using the current UGB boundaries.

JIM MAGUIRE MOVED TO ADOPT THE FINDINGS IN THE STAFF REPORT AND APPROVE LA 2021-01, AND CPMA 2022-01, AND CPA 2022-01 VIA ORDINANCE 653. SECONDED BY ANNETTE FRANK. *Frank, Holbrook, Mackin, Maguire, Marquez, Sandoval-Perez and Wytoski voting aye.*

2. First Reading of Ordinance 653 Comprehensive Plan Amendment for UGB Swap

Annette Frank performed the first reading of Ordinance 653.

DANIEL HOLBROOK MOVED TO APPROVE THE READING OF ORDINANCE 653 AN ORDINANCE OF THE DAYTON CITY COUNCIL AMENDING THE DAYTON COMPREHENSIVE PLAN TEXT AND COMPREHENSIVE PLAN MAP TO CHANGE A PORTION OF THE CITY URBAN GROWTH BOUNDARY. SECONDED BY JIM MAGUIRE. *Frank, Holbrook, Mackin, Maguire, Marquez, Sandoval-Perez and Wytoski voting aye.*

E. CITY COUNCIL COMMENTS AND CONCERNS

Councilor Frank advised that Public Works came through the right of way where she lives and cut the trees and shrubs to make room for the Street Sweeper to sweep the streets in her area. Councilor Frank stated that her husband was very upset and asked if Public Works could notify residents before they start cutting. Rochelle Roaden advised that she would speak with Public Works.

Councilor Sandoval-Perez stated that she was impressed with the way the City handled her water leak, advising that Public Works was quick to respond and was very helpful.

Mayor Wytoski advised that she and Councilors Frank and Mackin will be attending the League of Oregon Cities conferences in Hermiston later in the week, and stating that the conference is a good way to network with other City officials.

F. INFORMATION REPORTS

City Manager's Report.

Rochelle Roaden advised that starting April 28, 2022 that the City Planner, Kiel Jenkins will have office hours at the City of Dayton. He will be working Thursday mornings except for the first Thursday of the month and the second Thursday when there are Planning Commission meetings, he will then be working in the afternoon. Councilor Sandoval-Perez volunteered her Spanish speaking services when needed with the City Planner.

Rochelle Roaden advised that the first meeting of the Budget Committee will be May 2, 2022 at 6:30 pm and the City Council will have a Regular Session Meeting after beginning at 7:15 pm. The second meeting of the Budget Committee will be May 16, 2022 at 6:30 pm and dinner will be served at 6:00 pm.

Rochelle Roaden advised that she too will be at the LOC Conference beginning Wednesday.

Rochelle Roaden stated that per a complaint from Councilor Maguire, she has been working with the Yamhill County Sheriff's to get the Semi-Truck that has been parking on Ferry Street at the Webfoot Road intersection to stop parking in this area. She advised that per State statute semi-trucks cannot be left unattended on a State Highways. Code Enforcement is in the process of contacting the truck owner and asking the driver to park his vehicle in another location. Discussion continued with Councilor Frank and Mayor Wytoski stating that they did not like the fact that the semi-truck was left without an area to park in the City.

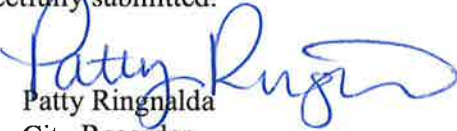
Linda McGrew of 734 SE Palmer Lane, Dayton Oregon spoke to the way code enforcement is handled within the City. The City's policy of complaint driven code enforcement encourages neighbors to tattle on each other. Rochelle Roaden advised that code enforcement pro-actively works the public right-of-way and private property code enforcement is complaint driven.

Ms. McGrew also report that there is a broken grate and a large hole at the bend in the road on Maple Street. Rochelle Roaden advised that she will let Public Works know about the issues.

G. ADJOURN

There being no further business, the meeting adjourned at 8:09 pm.

Respectfully submitted:

By: 
Patty Ringnald
City Recorder

APPROVED BY COUNCIL on May 2, 2022

As Written **As Amended**



Elizabeth Wytoski, Mayor