

Dayton Planning Commission
Minutes of meeting of January 12, 2017

Present: Pam Horst, Ann-Marie Anderson, Gary Wirfs, Tim Parsons

Absent: Carol Hatfield

Staff: Laura Laroque, Debra Lien

The meeting was called to order at 6:31 pm. There were no changes to the agenda.

Election of Officers for 2017

Tim made a motion to nominate Gary Wirfs for Chair; seconded by Pam Horst. Gary was elected unanimously, 4-0.

Ann-Marie Anderson made a motion to nominate Tim Parsons for Vice-Chair; seconded by Pam Horst. The motion was passed unanimously, 4-0.

Approval of the minutes of August 11, 2016

Ann-Marie noted that the minutes regarding the motion should include the information that staff has authority to review architectural elements and structural materials for Application Historical Change 2016-02. Those minutes will be corrected and will be approved at February's meeting.

Public hearing for Land Use Code Amendment. File LUCA 2016-02 A request by the City of Dayton to allow accessory dwelling as a special permitted use in the C/R Zone.

The public hearing was opened. There was no conflict of interest or bias declared by any of the Planning Commissioners.

The required public hearing information statement was read into the record.

Staff report

City Planner Laura Laroque noted that the request by the City of Dayton is for a text amendment to section 7.3.112 of the Land Use and Development Code. Criteria are found there and in the Statewide Planning Goals.

Exhibit "A" is attached to the staff report and notes the changes.

Accessory dwelling units will be added as a special permitted use in the C/R Commercial/Residential zone.

- There is a demonstrated increase in demand.
- Provides economic opportunities for property owners.
- Density increases inside the city limits and protects resources outside the city.

Staff finds this meets the criteria for approval and recommends approval.

Discussion

Tim Parsons had a question about alcohol, tasting rooms and definitions. It seems to exclude alcohol. Do we want to consider those things? He is talking about section B, permitted uses. Laura said they could bring this up next month and discuss some more, or send this current request for changes on to the City Council for their approval and recommend changes later.

Tim also asked about setbacks for conversions made later. Specifically detached garages; could they be converted to a small business and then they park on the street? Laura said if it is in that zone and the use is allowed then they may be able to convert.

Accessory dwelling units are defined under a different section. They have to be in a side or rear yard. There was also a discussion of setbacks. There are special provisions for them. Laura said there are other areas of the code for regulations regarding this issue that would provide safeguards. Laura said small lots, 3500 square feet, can be utilized, but they must meet the regulations and setbacks of their zone.

Motion

Pam made a motion to recommend approval of this change to the City Council and to adopt the findings in the staff report and Exhibit "A". Ann-Marie seconded the motion. The motion was passed unanimously, 4-0.

Other Business- None. The next meeting will be February 9, 2017.

Motion to adjourn

Ann-Marie made a motion to adjourn, seconded by Pam. The motion passed 4-0. The meeting was adjourned at 6:52 pm.

Respectfully submitted,

Debra Lien
Community Development Specialist