

MINUTES  
DAYTON CITY COUNCIL  
JOINT WORK SESSION WITH PLANNING COMMISSION  
November 9, 2022

**PRESENT:** Mayor Elizabeth Wytoski                      **ABSENT:** Councilor President Daniel Holbrook  
Councilor Annette Frank  
Councilor Kitty Mackin  
Councilor Jim Maguire  
Councilor Trini Marquez  
Councilor Rosalba Sandoval-Perez

**PLANNING COMMISSION:** Ann Marie Anderson, Chair  
Rob Hallyburton, Vice Chair  
Commissioner Dave Mackin  
Commissioner Tim Parson

**STAFF:** Rochelle Roaden, City Manager  
Patty Ringnalda, City Recorder  
Melissa York, Office Specialist II  
Steve Sagmiller, Public Works Director  
Josh Bilodeau, Public Works Supervisor  
Kiel Jenkins, City Planner

**A. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

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

**B. ROLL CALL**

Mayor Wytoski noted there was a quorum of City Councilors with Councilors Frank, Mackin, Maguire, Marquez, Sandoval-Perez attending the meeting in person. Mayor Wytoski noted the absence of Councilor Holbrook. Mayor Wytoski noted there was also a quorum of the Planning Commission with Commissioners Anderson, Hallyburton, Mackin and Parson in attendance.

**C. APPEARANCE OF INTERESTED CITIZENS**

There were no citizens in attendance.

**D. ACTION ITEMS**

**1. Develop Code Amendment for Buffers between EFU and Urban Uses**

Kiel Jenkins, City Planner, stated that the goal of the Joint Work Session was for the City Council and Planning Commission to determine a general outline for staff to use in drafting the code amendment to add buffers to the Land Use and Development Code. Staff is looking to receive direction from both the Council and Planning Commission.

Kiel reviewed his report, gave background information, and stated that in the Agenda Packet, he had provided several industry standard examples of buffers. Examples that were typical for these types of Land Use Actions. He stated the buffer definition was intentionally left open ended so that the City could make those decisions.

Planning Chair, Ann Marie Anderson, inquired if there were any specific examples for what they should be looking at.

Councilor Frank stated that people who move close to farmland should be aware of the varied impacts that could have on them.

Mayor Wytoski stated that determining buffers was the approved process, and the best thing to do to maintain a positive relationship with neighbors.

Councilor Mackin stated that she would be interested in some type of vegetation buffer between her home and the farmland across the highway from her.

Commissioner Mackin asked who would be responsible in putting up the buffer, Kiel stated that the developer would be responsible.

Councilor Frank stated that it seemed like there would need to be several types of buffers and that could cost more. Kiel stated there needed to be a reasonable balance and explained that he wanted to get a scope of the type of amendments they wanted to see.

Councilor Frank wanted to know why the existing buffer requirements, that were currently set into the code, could not be used. Kiel stated that it was for a different use, but if the Council and Planning Commission wanted to use the existing industrial and residential buffer requirements as an example, that could be done.

Councilor Maguire referred to the Butte County buffer code that was provided in the Agenda Packet and thought that some numbers could be put in place based off that example, as well as setting up a variance.

Vice Chair, Rob Hallyburton, stated that the land that was brought in under the Urban Growth Boundary Land Swap was larger than what was removed, therefore, property values should have increased and that should be taken into consideration when calculating the cost and benefits. He would like buffers to only apply to land development and not to individual or established homes.

Kiel stated that after hearing from both City Council and Planning Commission, he felt that establishing a baseline was a priority, and since no immediate development was happening, they had time to work through establishing a solution.

Kiel suggested a second Joint City Council and Planning Commission Work Session and invite Sam Sweeney.

Deed statements were discussed.

**E. CITY COUNCIL COMMENTS/CONCERNS**

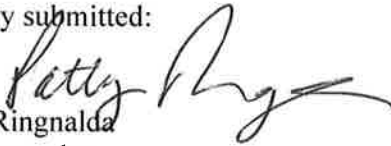
No comments.

**F. ADJOURN**

There being no further business, the meeting adjourned at 7:27 p.m.

Respectfully submitted:

By: Patty Ringnalda  
City Recorder



**APPROVED BY COUNCIL on January 3, 2023.**

As Written  As Amended



**Trini Marquez, Mayor**