

**MINUTES
DAYTON CITY COUNCIL
CITY COUNCIL AND PLANNING COMMISSION JOINT WORK SESSION
JANUARY 29, 2025**

PRESENT: Mayor Annette Frank
Council President Drew Hildebrandt
Councilor Kitty Mackin
Councilor Chris Teichroew

ABSENT: Councilor Jim Maguire
Council Luke Wildhaber
Councilor Robin Pederson

PLANNING COMMISSION:

Ann-Marie Anderson, Chair
Dave Mackin, Vice-Chair
Rob Hallyburton
Katelyn Van Genderen

STAFF: Jeremy Caudle, City Manager
Rocio Vargas, City Recorder
Dave Rucklos, Tourism & Economic Development Director
Don Cutler, Public Works Supervisor
Denny Muchmore, City Engineer
Curt Fisher, City Planner

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Annette Frank called the meeting to order at 6:30pm and all those present gave the Pledge of Allegiance.

B. ROLL CALL

Mayor Frank noted that Councilors Hildebrandt, Mackin, and Teichroew were present in person. Councilors Maguire, Wildhaber and Pederson were absent. Planning Commissioners Anderson, Mackin, Hallyburton, and Van Genderen were also present in person.

C. APPEARANCE OF INTERESTED CITIZENS

Darrick Price, Dayton resident, presented information on an upcoming meeting he will be holding at the Community Center regarding building and developing ADU's.

Judy Gerard, Dayton resident spoke as the Historic Preservation Committee Chair to advocate to preserve the homes in Dayton that are on the National Register of Historic Places.

D. DISCUSSION ITEMS

1. Dayton Housing Plan Update Presentation

Curt Fisher, City Planner, welcomed everyone to the joint work session and stated that this presentation is to share the work that has been done in the last year with the grant from the DLCD for a Housing Comprehensive Analysis. The goal was to review existing policy, the existing comprehensive plan, and do public outreach and education on middle housing. City Planner offered the Winterbrook planners to introduce themselves.

Grace Coffey, Senior Planner, and Maddy Poehlein, Planning Intern, from Winterbrook Planning introduced themselves.

Grace gave an introduction of the presentation. She stated that the purpose of this project is to set the roadmap for the Comprehensive Housing Plan and Housing Capacity Analysis.

Maddy presented the buildable land inventory in Dayton and middle housing possibilities. She reviewed the community engagement takeaways.

Mayor Frank inquired about the cost of a secondary comprehensive plan.

Maddy stated that the work for a secondary comprehensive plan would run concurrently so there wouldn't be any additional cost.

Curt stated that all the recommendations from this project would be implemented at the time of a Housing Capacity Analysis.

Councilor Mackin inquired if mixed use buildings for commercial and residential had been removed from the municipal code.

Curt stated that the recommendation is for new residential areas to include some commercial options.

There was a discussion about the importance to have mix-use buildings and commercial included in residential areas.

There was a discussion about physically accessible home options.

Mayor Frank inquired about the inventory of riparian corridors and farmland buffers being addressed in the comprehensive plan.

Curt stated that the proper place to address the issue is with the Parks Master Plan.

Curt commented on the suggested number of housing units needed in Dayton for the next 20 years is mostly a minimum but there is more housing potential in Dayton.

There was a discussion about water availability for the projected growth.

Council President Hildebrandt inquired how long it is going to take to have a completed Housing Comprehensive Plan Update.

Curt stated that it could take a couple years.

E. COUNCILOR COMMENTS AND CONCERNS

Councilor Mackin asked staff about registering for the LOC Conference.

Council President Hildebrandt summarized the minutes from the Yamhill County Parks meeting regarding Dayton Landing and their intention to sell it to City of Dayton.

Council President Hildebrandt reviewed the topics from the LOC Day at the Capitol. He stated that he learned that Council should be united in the statement of the issues the City is facing. He stated that some of the issues include the possible turnover of Ferry Street from ODOT, public safety, Dayton Landing, and water.

Council President Hildebrandt stated that in the conversation with Representative Scharf she stated her support for the City of Dayton to request Yamhill County to transfer Dayton Landing to the City.

Planning Commission Vice Chair Mackin inquired if with the acquisition of both Ferry Street and Dayton Landing if the maintenance burden of both acquisitions has been considered.

Council President Hildebrandt stated that funding is very limited given measures 5 and 50. He stated that there was an increase on TLT passed that could help with maintenance of publicly owned amenities, but until state laws change there are a few other options to raise funding like utility fees or a levy that are a resource to increase funding as a last resort.

Mayor Frank proposed to Council a resolution of support to the Hispanic community.

Councilor Mackin stated that there was a resolution of inclusiveness in April of 2017 and asked to revisit this resolution.

Mayor Frank proposed providing information of civil rights and asked for support from the council for a resolution.

Councilor Mackin expressed her support and asked to include other underrepresented groups.

There was a discussion for inclusivity of all underrepresented communities and composing a resolution for the next meeting.

F. ADJOURN

There being no further business to discuss, the meeting adjourned at 7:44pm.

Respectfully submitted:

APPROVED BY COUNCIL on **March 3, 2025**

By:

Rocio Vargas, City Recorder

☐ As Written ☒ As Amended

Annette Frank, Mayor