

AGENDA
CITY OF DAYTON
REGULAR SESSION

DATE: MONDAY, MARCH 3, 2025
TIME: 6:30 PM
PLACE: DAYTON CITY HALL ANNEX - 408 FERRY STREET, DAYTON, OREGON
VIRTUAL: ZOOM MEETING - ORS 192.670/HB 2560

You may join the Council Meeting online via YouTube: <https://youtube.com/live/3taRXsi8yes?feature=share>

Dayton - Rich in History . . . Envisioning Our Future

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE #</u>
A.	CALL TO ORDER & PLEDGE OF ALLEGIANCE	
B.	ROLL CALL	
C.	APPEARANCE OF INTERESTED CITIZENS	
D.	CONSENT AGENDA	
	1. January 7, 2025, Regular Session Minutes	1-7
	2. January 17, 2025, Special Session Minutes	8-12
	3. January 21, 2025, Executive/Special Session Minutes	13-15
	4. January 29, 2025, Joint Work Session with Planning Commission Minutes	16-19
	5. February 3, 2025, Regular Session Minutes	20-27
E.	ACTION ITEMS	
	1. Second Reading and Adoption of Ordinance 665 Text Amendments to update CH. 7 Dayton Land Use and Development Code to State Policy	29-74
	2. Appointment of Budget Committee Member	75-76
	3. Discussion of Resolution of Inclusiveness	77-79
F.	CITY COUNCIL COMMENTS/ CONCERNS	
G.	INFORMATION REPORTS	
	1. Tourism and Economic Development	
	2. Public Works Supervisor	

I. ADJOURN

Posted: February 28, 2025

By: Rocio Vargas, City Recorder

NEXT MEETING

March 17, 2025, Work Session (if needed)

March 28, 2025, Work Session

Virtually via Zoom and in Person, City Hall Annex, 408 Ferry Street, Dayton, Oregon

The public is encouraged to relay concerns and/or comments to the City Council in one of the following methods:

- a **Email - any time up to 5:00 p.m.** the day of the meeting to rvargas@daytonoregon.gov.
The Mayor will read the comments emailed to the City Recorder.
- b **Appear in person** - if you would like to speak during public comment, please sign up on the sign-in sheet located on the table when you enter the Council Chambers.
- c **Appear by Telephone only** - please sign up prior to the meeting by emailing the City Recorder at rvargas@daytonoregon.gov. (The chat function is not available when calling by phone into Zoom.)
- d **Appear virtually via Zoom** - send an email directly to the City Recorder, Rocio Vargas, prior to 5:00pm to request to speak during public comment. **The City Recorder will need your first and last name, address, and contact information** (email, phone number), **and topic name** you will receive the Zoom Meeting link or information. When it is your turn, the Mayor will announce your name, and your microphone will be unmuted.

**MINUTES
DAYTON CITY COUNCIL
REGULAR SESSION
January 7, 2025**

PRESENT: Mayor Annette Frank
Council President Drew
Hildebrandt
Councilor Kitty Mackin
Councilor Jim Maguire
Councilor Robin Pederson
Councilor Chris Teichroew
Council Luke Wildhaber

ABSENT:

STAFF: Jeremy Caudle, City Manager
Rocio Vargas, City Recorder
Dave Rucklos, Tourism & Economic Development Director
Don Cutler, Public Works Supervisor

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, Maguire, Pederson, Teichroew, and Wildhaber were present in person.

C. APPEARANCE OF INTERESTED CITIZENS

None.

D. CONSENT AGENDA

1. December 2, 2024, Regular Session Minutes

Councilor Mackin noted an edit on her comments.

Mayor Frank noted an edit.

Councilor Maguire noted an edit.

**KITTY MACKIN MOVED TO APPROVE THE DECEMBER 2,
2024; REGULAR SESSION MINUTES AS AMENDED.
SECONDED BY CHRIS TEICHROEW.** Motion carried with

Frank, Hildebrandt, Mackin, Maguire, Teichroew, Wildhaber
voting aye.

E. ACTION ITEMS

1. Swearing in of City Council

Rocio Vargas, City Recorder, swore Robin Pederson in as Dayton City Councilor.

City Recorder affirmed Kitty Mackin in as Dayton City Councilor.

City Recorder swore Drew Hildebrandt in as Dayton City Councilor.

2. Voting for Council President

Councilor Hildebrandt nominated Councilor Wildhaber for Council President.

Councilor Wildhaber declined the nomination.

Councilor Wildhaber nominated Councilor Hildebrandt.

Mayor Frank asked Council for any other nominations, hearing none she instructed the City Council to vote in writing.

City Recorder read the ballots. Mayor Frank, yay. Councilor Mackin, for Councilor Hildebrandt. Councilor Teichroew, for Councilor Hildebrandt. Councilor Wildhaber, for Councilor Hildebrandt. Councilor Hildebrandt, for Councilor Hildebrandt. Councilor Maguire, for Councilor Mackin. Councilor Pederson, for Councilor Hildebrandt.

Six votes in favor of Councilor Hildebrandt for Council President. One vote for Councilor Mackin.

3. OLCC Renewal Recommendations

Mayor Frank introduced Deputy Twitchell.

Deputy Twitchell presented the incident reports for each of the business addresses intending to renew their OLCC licenses.

Councilor Maguire inquired about the incidents in the Bypass Bar, asked Deputy Twitchell if the number of incidents is normal.

Deputy Twitchell stated that the number of incidents at the Bypass Bar is considered average given it is the only bar in town.

Councilor Maguire stated that he doesn't believe that Stoller Family Estates should be on the list for Dayton City Council to approve. He asked staff to remove Stoller Family Estate from the list.

Councilor Pederson mentioned that Seufert tasting room is not on the list.

Mayor Frank inquired about needing a motion to approve.

Jeremy Caudle, City Manager stated that doing nothing was equal to recommending approval.

Councilor Maguire stated that the only recommendation made is that Stoller moves their request to the County.

Council President Hildebrandt inquired to why Stoller was on the list.

Councilor Mackin stated that there was a concern years ago.

4. Planning Commission Re-Appointments

JIM MAGUIRE MOVED TO APPROVE THE APPOINTMENT OF ROB HALLYBURTON AND DAVE MACKIN TO THE DAYTON PLANNING COMMISSION WITH A FOUR-YEAR TERM EXPIRING DECEMBER 31, 2028. SECONDED BY DREW HILDEBRANDT. Motion carried with Frank, Hildebrandt, Mackin, Maguire, Teichroew, Wildhaber voting aye.

5. Approval of Resolution 24/25-10 Amending the Dayton Events Committee Voting Membership

Mayor Frank stated that she wanted to amend the Dayton Events Committee to add more voting members and more out of city limits members.

Council President Hildebrandt asked if there was a distance limit to the out of city limit members.

Mayor Frank stated that a distance has not been discussed in the past. She stated that the purpose is to allow interested members that lived in town or work in town.

Council President Hildebrandt agreed and inquired if it could go as far as Salem.

Mayor Frank proposed to limit it to Yamhill County.

Councilor Wildhaber suggested limiting to the 97114 zip code.

Mayor Frank stated that would not allow the business owner that lives in McMinnville that is involved with the DEC.

Councilor Mackin inquired about the Council Liaison to the DEC.

KITTY MACKIN MOVED TO APPROVE RESOLUTION 24/25-10 AMENDING THE DAYTON EVENTS COMMITTEE ALTERING THE MEMBERSHIP TO NINE VOTING MEMBERS, NOT TO EXCEED FOUR OUT OF CITY LIMITS, AND WITHIN YAMHILL COUNTY, VOTING MEMBERS ON THE DAYTON EVENTS COMMITTEE.

SECONDED BY CHRIS TEICHROEW. Motion carried with Frank, Hildebrandt, Mackin, Maguire, Teichroew, Wildhaber voting aye.

6. Check Signing Authority Discussion

Mayor Frank referred to City Manager Jeremy.

City Manager stated that currently the Mayor, Council President, an additional Councilor and City Manager are authorized signers. He stated that at this time there are no recommendations for any changes.

Councilor Mackin stated that traditionally the authorized signers have been tied to the Council President. She stated that authorized signers should be anyone who is available not just limited to Council President. She added that it was not in writing tying the Council President as an authorized signer and suggested that other members be considered by availability.

Councilor Wildhaber asked for clarification from Councilor Mackin if her intent was that anyone on City Council can have check signing authority.

Councilor Makin confirmed that is where she seeks Council support to properly state that check signers do not have to be current or past Council Presidents.

Mayor Frank stated that currently there is a signing position available for someone from Council that is not Council President. She added that it is assumed that Council Presidents are interested in understanding the way the city runs. She stated that she wouldn't want to take that responsibility from the Council President either.

Councilor Mackin stated that it has not been made clear or put in writing that anyone from Council can be an authorized signer and suggested it be put in writing.

Mayor Frank stated her concern of having it in writing is the limitation to adapt in a situation that does not conform with what is in writing.

Councilor Pederson inquired if the intent was to add everyone on Council as an authorized signer.

Councilor Mackin denied that intent and stated that she suggests opening it up to anyone who is most available.

Councilor Teichroew inquired if Councilor Mackin wanted to be taken off the authorized signer list.

Councilor Mackin stated that was not her intention. She stated that she wanted to continue as an authorized signer.

Councilor Maguire inquired if there have been any issues with getting checks signed on time.

City Recorder stated there have not been any issues in the last few months on getting checks signed.

Councilor Maguire stated if there haven't been any issues then there doesn't need to be a new solution to the situation, if a Council person feels they can't accommodate for signing to let Council know, so someone else can take over.

F. COUNCILOR COMMENTS AND CONCERNS

Councilor Mackin stated that she wanted to talk about wheelchair access and spoke about an incident at Friday Nights. She mentioned other situations where there wasn't wheelchair space at the tables at dinner events. She suggested having a table without chairs at every event. She inquired about updating her bio on the City website. She inquired about a facilities tour.

There was a discussion about the facilities tour and accessibility in events.

Councilor Teichroew inquired about the Facebook comments about the water issues, if staff was aware.

Council President Hildebrandt from the Facebook comments wanted to bring attention about the prowler in town. He inquired about the Palmer Creek Nature Trail and any possible collaborations with the School District.

There was a discussion about the history of the nature trail.

Mayor Frank inquired about the bathroom locking settings at Andrew Smith Park. She informed Council about the Budget Committee openings asked Council to encourage citizens to apply.

Councilor Maguire welcomed Jeremy Caudle new City Manager to his first Council meeting.

G. INFORMATION REPORTS

1. TED

Dave Rucklos, Tourism and Economic Development Director informed the Council about the future of the downtown with new commerce expected late spring.

The Christmas decorations will be cleaned up on Tuesday.

The flooring project at the Community Center has begun to replace the softwood flooring for hardwood flooring to be completed by the end of the month.

The bridge final flooring and railings replacement project has begun, and estimated completion is expected by the end of the week. A ribbon cutting ceremony can be planned.

In November he completed a grant through Travel Oregon for an ADA ramp on the bandstand, and the application has moved to the next review stage.

H. CITY MANAGER'S REPORT

Jeremy Caudle, City Manager stated he will meet with Denny Muchmore, City Engineer, and his priority is to get a better understanding the City's infrastructure and water needs. He stated that would like to be prepared with the upcoming state and federal legislation sessions and for any grant or low-interest opportunities.

He will meet with the City of Lafayette will update the council on the meeting.

The bridge project is coming to close with final punch list review.

Will have a project update on HWY 221 Lift station from City Engineer.

Will be meeting with USDA representatives for direction on how to access the Congressional Direct Spending Award for the Civic Center, and further discussion will continue during budget time.

Will begin to prepare for budget season understanding accounting structure, budget requests, and getting a draft of the budget calendar.

The audit firm has been sold and had turnover, so they suggested the City apply for an extension that has been granted.

City Recorder and Library Director are working on an Employee Handbook update that will comply with State law.

A franchise agreement has expired and will be working on restarting negotiations.

Referred to the comments that came to staff attention from Facebook about the fizzy water. He explained that the wells are low on water supply for the time of the year, and trying to meet demand. When wells run low it creates oxygenation in the water that creates bubbles in the water. The water is tested daily and safe to drink. This is an ongoing issue with the well system until the City can obtain a long-term solution.

There was a discussion on this issue coming up in the past.

Proposed one-two additional meetings this month and requested Council feedback on availability.

Recommended a Saturday retreat for Council strategic goal planning.

I. ADJOURN

There being no further business to discuss meeting adjourned at 7:33pm.

Respectfully submitted:

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

By:

Rocio Vargas, City Recorder

☐ As Written

☐ As Amended

Annette Frank, Mayor

**MINUTES
DAYTON CITY COUNCIL
SPECIAL SESSION
January 17, 2025**

PRESENT: Mayor Annette Frank
Council President Drew Hildebrandt
Councilor Kitty Mackin
Councilor Robin Pederson
Councilor Chris Teichroew (arrived at 6:32pm)
Council Luke Wildhaber

ABSENT: Councilor Jim Maguire

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

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Annette Frank called the meeting to order at 6:03pm and all those present gave the Pledge of Allegiance.

B. ROLL CALL

Mayor Frank noted that councilors Hildebrandt, Mackin, Pederson, and Wildhaber were present in person. Councilor Teichroew joined via zoom. Councilor Maguire was absent.

C. APPEARANCE OF INTERESTED CITIZENS

None.

D. CONSENT AGENDA

E. DISCUSSION ITEMS

1. Presentation and Discussion on Water Production Issues and Stage 2 Water Curtailment Implementation.

Mayor Frank introduced Don Cutler, Public Works Supervisor who presented the current water issue.

Don stated that about three days ago, the well that had been pushing air into the water began to only push air and had to be turned off for three days and is now running 40-50 gallons per minute.

Councilor Wildhaber inquired about the normal rate the well pumps water at.

Don stated that it is the normal rate, however the well had just filled up and by activating the well the water levels dropped dramatically. He stated that this is the similar situation at the wellfield since this summer, and this is making meeting demand difficult.

Councilor Pederson inquired if demand has gone up.

Don stated that demand has gone up a few gallons per minute from about 325-350 to about 415-450 which is not a concerning increase. He stated the issue is getting water out of the ground.

Mayor Frank inquired if part of the issue could be due to having too many wells on the same aquifer.

Denny Muchmore, City Engineer, stated that there aren't that many or more, the aquifer the City has rights to is at a different level from the one used by the farmers that fills faster than the one the City has rights to. He stated that the water levels have been dropping over the years and given the climate change levels have gone down significantly this year. As a result of the wellfield running low, the McDougall wells at the watershed are being overworked to keep up with demand.

Councilor Mackin stated that it has been a while since she has had to drive to a meeting because of the rain. She inquired if no rain is part of the issue.

Don stated that the well service provider mentioned that other communities are suffering from the same issue due to high heat summers.

Denny stated that the common issue with ground water wells is that the highest production will be when it has first been drilled after that decline will decline overtime.

There was a discussion about the wellfield.

Councilor Mackin inquired if there is anything that can be done in this case considering it is only winter when water use is lower than in the summer.

Councilor Wildhaber inquired if with the issue of meeting demand is the City still maintaining fire flow.

It was confirmed that fire flow is being maintained in the reservoir, however meeting demand and filling up the reservoir all the way is the challenge.

Councilor Wildhaber inquired if there are any leaks.

Denny stated that there aren't any unknown leaks and the only way to know is in the summer.

There was a conversation about the leaks in the City.

Council President Hildebrandt presented some questions that have been asked in the community, regarding new construction affecting water availability.

Denny stated that there isn't any immediate construction that will be affecting the current issue.

Mayor Frank stated that another common question from the community is why not pull water from the Yamhill River.

Denny stated that to pull water from a body of water; water rights are required that will allow to pull water from a specific location for a specific amount of water, and water rights are based on seniority.

Water rights were discussed.

Denny explained that other possibilities are being explored to find a solution. One option is to connect to Mac Water and Light using the same booster pump station as Lafayette. He stated that it could be physically possible to connect to this station and be able to fill the reservoir.

There was discussion about the Mac Water and Light possibility, the possible costs, timeline, and the future sustainability.

Council President Hildebrandt inquired about the plans for Fisher Farms wells, what is the possibility of connecting those wells to the system.

Denny stated that the water rights on the property originally were for agricultural use only, but there was an intent to change the water rights to municipal, but it is unknown if the process is completed. He added that the water from Fisher Farms has methane that will need to be stripped before it makes it to the treatment plant, so this is not an immediate solution to the water issue the City is facing today.

There was a discussion about sustainable long-term solutions, and the pros and cons of wells and groundwater.

Mayor Frank inquired if connecting to the Lafayette transmission line is the only physical option.

Denny stated that Mac Water through the Lafayette transmission line is the quickest solution.

Mayor Frank inquired if any action needed to be taken at this time, and if the water curtailment would be in effect indefinitely.

Jeremy Caudle, City Manager stated that this is an informational discussion, so Council understands what the issue is and what the plan is moving forward. He stated that the intent is to keep water curtailment procedures in effect a short-term solution is found, however the Council can amend or change this as necessary.

Council President Hildebrandt stated that the water curtailment is very outdoor focused and inquired what is the next step.

Jeremy stated that the emergency level curtailment could allow for shutting off locations with known leaks, so they will be addressed.

Councilor Mackin stated that water curtailment procedures have been implemented before and inquired if there is a plan for water rationing.

Jeremy stated that it would be a lot of data monitoring and would like to focus on a solution first, before considering alternatives.

Mayor Frank inquired if the City needs a Water Master Plan before it can start working on water projects.

Denny stated that it's not necessarily true. The Water Master Plan did recommend a regional water system; and to obtain water rights to the Willamette River, however this was something the City could not afford, and Mac Water did take advantage of this opportunity.

Council President Hildebrandt inquired if there would be a way to only use Mac Water when necessary and be able to turn it off when not.

Denny stated that is the intent to be able to valve water as necessary.

Councilor Teichroew inquired how long it would take to go this the proposed direction.

Denny stated that an intertie with Mac Water and Light would depend on how long it takes to complete an agreement and to build out the remaining system to connect to Dayton. A regional system could take 20-30 years to complete.

Councilor Mackin inquired if there is an idea of how much buying water from Mac Water and Light would increase water bills.

Jeremy stated that there is more research that needs to be done.

There was a discussion on proposed short-term plan connecting to Mac Water and Light, and the way it could be implemented. Other options and emergency measures were discussed.

The production and distribution from the springs was discussed and how it is being impacted with the low production of the wellfield.

Mayor Frank inquired how long it would take to fill-up a reservoir.

Jake Taijala, Public Works, stated it would take two days to fill a reservoir.

Council President inquired about the possibility of expanding the reservoirs at the springs and the pipeline.

Denny stated that expansion of the reservoirs is not part of the plan until the tanks expire. He stated that building a larger tank wouldn't help considering that there is a limit of about 70 gallons per minute allowed per water rights at the springs. The current plan is to replace transmission line from the watershed, and this would help meet fire flow requirements, but not the source and demand issue.

Staff will return to Council with more information.

F. COUNCILOR COMMENTS AND CONCERNS

Councilor Mackin inquired about a \$5 increase in sewer.

Rocio Vargas, City Recorder stated that it would be a stormwater fee added to save to maintain the stormwater infrastructure.

Councilor Mackin stated that she would like to be registered for the LOC Conference.

G. ADJOURN

There being no further discussion meeting adjourned at 7:29pm.

Respectfully submitted:

By:

Rocio Vargas, City Recorder

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

☐ As Written

☐ As Amended

Annette Frank, Mayor

**MINUTES
DAYTON CITY COUNCIL
EXECUTIVE/SPECIAL SESSION
January 21, 2025**

PRESENT: Mayor Annette Frank
Council President Drew Hildebrandt
Councilor Kitty Mackin
Councilor Robin Pederson (arrived at 6:18pm)
Councilor Chris Teichroew

ABSENT: Councilor Jim Maguire
Council Luke Wildhaber

STAFF: Jeremy Caudle, City Manager

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Annette Frank called the meeting to order at 6:05pm and all those present gave the Pledge of Allegiance.

B. ROLL CALL

Mayor Frank noted that there was a quorum with councilors Hildebrandt, Mackin, and Teichroew present in person.

C. APPEARANCE OF INTERESTED CITIZENS

None.

D. CONSENT AGENDA

E. EXECUTIVE SESSION

Executive Session held pursuant to ORS 192.660(2)(e), to conduct deliberations with persons designated by the city to negotiate real property transactions.

Mayor Frank called the executive session to order at 6:06pm.

Mayor Frank closed the executive session at 6:26pm.

F. ACTION ITEMS

- 1. Approval of Amendment No. 2 to Agreement of purchase and sale of real property and Declaration of Restrictive Covenant for Dayton Village lots 1**

through 12 with the Yamhill Community Development Corporation and to authorize the City Manager to sign.

Jeremy Caudle, City Manager, explained that per ORS 221.725 one of the procedures for the sale of City real property had to go through a Public Hearing and be declared surplus by council. In this case since the intent was to develop the property for affordable housing and it was pursued through and RFP. He stated that in order to comply with state law a covenant needs to be signed.

DREW HILDEBRANDT MOVED TO APPROVE AMENDMENT NO2 TO THE AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY AND DECLARATION OF RESTRICTIVE COVENANT FOR DAYTON VILLAGE LOTS 1THROUGH 12 WITH THE YAMHILL COMMUNITY DEVELOPMENT CORPORATION, AND AUTHORIZE THE CITY MANAGER TO SIGN, AND AMEND IT IN THE EVENT NEGOTIATIONS ARE NOT COMPLETED BY THE CONCLUSION OF THE EXTENSION, THE CITY MANAGER IS AUTHORIZED TO ACT IN ANOTHER EXTENSION WITH THE BUYER. SECONDED BY ROBIN PEDERSON. Motion carried with Frank, Hildebrandt, Mackin, Pederson, and Teichroew voting aye.

2. Dayton Events Committee Appointments

Mayor Frank stated that the members are being reappointed to the Dayton Events Committee from the previous committees.

Councilor Teichroew noted some edits to the voting members, moving Mike Billings and Colton Bowers to non-voting members outside of city limits.

Mayor Frank stated that excluding the two mentioned by Councilor Teichroew she would like to appoint the rest on the list as voting members of the Dayton Events Committee.

CHRIS TEICHROEW MOVED TO APPROVE THE APPOINTMENT OF EMMA GENTRY, KIM LATTIG, MILEY SMITH, WENDY STEC, COLT WILKINS, RACHEL WILLIAMS, AND BETH WYTOSKI TO THE DAYTON EVENTS COMMITTEE AS VOTING MEMBERS WITH TERMS ENDING DECEMBER 31, 2028. SECONDED BY DREW HILDEBRANDT. Motion carried with Frank, Hildebrandt, Mackin, Pederson, and Teichroew voting aye.

G. COUNCILOR COMMENTS AND CONCERNS

Councilor Pederson stated that she is very excited about the Palmer Creek Trail, she has begun conversations with community members and the school. She commented about the communication about water conservation for people that move into Dayton, so they could be more mindful of water use.

Councilor Teichroew stated that he would be attending the DCDA meeting and the Dayton Events Committee and will bring back information to Council on those meetings. He stated that he has a contact with Walmart for donations and fundraising options. He stated that the school screen printing program had a change in management and will pass on the information to Jeremy and Rocio. He stated some streets don't have sidewalks and was wondering if that is a project for the future.

Councilor Mackin stated that Rochelle had mentioned that there was a program that would cover 50% of sidewalks costs.

Mayor Frank stated that these are great goals to bring up in the strategic goal planning session coming up.

Jeremy stated that he had met with the Finance Director and had evaluated to have the budget to contract with Jensen Strategies for the strategic goal planning session with Council and staff set for Saturday March 1st.

Councilor Hildebrandt stated that he cannot attend that date.

There was a conversation about conflicts.

Councilor Mackin inquired about having push notifications on the app.

Jeremy stated that he would research and bring back information of how much the subscription to notifications will cost.

H. ADJOURN

There being no further business to discuss meeting adjourned at 6:46pm.

Respectfully submitted:

By:

Rocio Vargas, City Recorder

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

☐ As Written

☐ As Amended

Annette Frank, Mayor

**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

**MINUTES
DAYTON CITY COUNCIL
SPECIAL SESSION
February 3, 2025**

PRESENT: Mayor Annette Frank
Council President Drew Hildebrandt
Councilor Kitty Mackin
Councilor Jim Maguire
Councilor Robin Pederson
Councilor Chris Teichroew

ABSENT: Council Luke Wildhaber

STAFF: Jeremy Caudle, City Manager
Rocio Vargas, City Recorder
Dave Rucklos, Tourism & Economic Development Director
Don Cutler, Public Works Supervisor
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 there was a quorum with Councilors Hildebrandt, Mackin, Maguire, Pederson and Teichroew present in person. Councilor Wildhaber was absent unexcused.

C. APPEARANCE OF INTERESTED CITIZENS

None.

D. CONSENT AGENDA

None.

E. ACTION ITEMS

1. DCDA Presentation

Judy Gerard, Dayton resident and DCDA representative, presented information from the Dayton Friday Nights Report. She stated that the DCDA hands out and collects surveys two Fridays in August and quantifies the results for the report. She stated that the expense calculations are from a small sample group with the assumption that if everyone spent the same amount of time and

money it could possibly add up to the amount stated on the report for the series of Friday Nights. She stated that the DCDA also surveyed the vendors that rated the series and stated the average sale per night.

Council President Hildebrandt gave kudos to the survey results. He inquired if any of the people surveyed offered possible improvements to the Friday Nights series.

Judy stated that the vendors did comment on the need for better advertisement of the Friday Nights series. She stated that the DCDA is planning to work with the local restaurants to help them as well. She added that the DCDA will make sure that there is accessibility of the sidewalk in the one event where the band is located off the bandstand.

2. Introduction to the Transportation System Plan

Carl Springer, DKS Associates, presented the roadmap to the development of a Transportation System Plan to be used by the city for future development and any grant or funding opportunities.

Carl notified the Council about the upcoming open house on Thursday, March 6th at the Palmer Creek Community Center to obtain citizen input on the city's transportation system plan.

Councilor Pederson asked about the format of the open house.

Carl stated that there will be information presented on posters and small group conversations to obtain any missing information. He stated that at the second meeting DKS will provide possible solutions and gauge the public

3. First Reading of Ordinance 665 Text Amendments to Ch. 7 DLUDC

Crut Fisher, City Planner stated that the Public Hearing had been left open from the last meeting and needed to be closed. He stated that the change added due to the Council feedback was to add the Council and Planning Commission as an interested party. This would mean that either interested body would have to actively review the website and the application to appeal any staff decision.

Mayor Frank closed the public hearing at 6:57pm on February 3rd, 2025.

ROBIN PEDERSON MOVED TO ADOPT THE STAFF REPORT AND RECOMMEND CITY COUNCIL TO APPROVE THE AMENDMENTS. SECONDED BY JIM MAGUIRE.

Motion carried with Frank, Hildebrandt, Mackin, Maguire, Pederson and Teichroew voting aye. Councilor Wildhaber was absent.

Councilor Maguire preformed the first reading of Ordinance 665 by title only.

KITTY MACKIN MOVED TO APPROVE THE FIRST READING OF ORDINANCE 665 BY TITLE ONLY.

SECONDED BY CHRIS TEICHROEW. Motion carried with Frank, Hildebrandt, Mackin, Maguire, Pederson and Teichroew voting aye. Councilor Wildhaber was absent.

4. Approval of Resolution 24/25-11 Approving the Parks and Recreation Master Planning Contract

DREW HILDEBRANDT MOVED TO APPROVE RESOLUTION 24/25-11 APPROVING THE CITY OF DAYTON TO ENTER INTO CONTRACT WITH CONSERVATION TECHNIX TO UPDATE AND CREATE A NEW PARKS AND RECREATION MASTER PLAN. Motion carried with Frank, Hildebrandt, Mackin, Maguire, Pederson and Teichroew voting aye. Councilor Wildhaber was absent.

5. Review Oregon Government Ethics Commission Response to City Councilor questions

Rocio Vargas, City Recorder, summarized the email response from OGEC to the Councilor questions.

Mayor Frank inquired if the Council Rules could be more specific on requiring council members to show their face when they are present via Zoom.

Rocio stated that it is possible and reminded Council that next year will be the Council Rules review year.

6. Accept Budget Committee Resignation from Chirs Wytoski

JIM MAGUIRE MOVED TO APPROVE THE RESIGNATION OF CHRIS WYTOSKI FROM THE DAYTON BUDGET COMMITTEE EFFECTIVE IMMEDIATELY. SECONDED BY CHRIS TEICHROEW. Motion carried with Frank, Hildebrandt, Mackin, Maguire, Pederson and Teichroew voting aye. Councilor Wildhaber was absent.

7. Historic Preservation Committee Re-Appointments

DREW HILDEBRANDT MOVED TO APPROVE THE REAPPOINTMENT OF KELLY HAVERKATE, DAVE

HARGETT AND WAYNE HERRING TO THE DAYTON HISTORIC PRESERVATION COMMITTEE EACH WITH A FOUR-YEAR TERM THAT EXPIRES DECEMBER 31, 2028. SECONDED BY KITTY MACKIN. Motion carried with Frank, Hildebrandt, Mackin, Maguire, Pederson and Teichroew voting aye. Councilor Wildhaber was absent.

8. Certified Local Government Projects Information

Jeremy Caudle, City Manager, stated that Cyndi Park, Library Director, wanted to inform the Council of the different projects that are being considered for the Certified Local Government Project Grant.

F. COUNCILOR COMMENTS AND CONCERNS

Councilor Pederson inquired about the Palmer Creek nature trail being a part of the Parks and Rec Master Plan.

Dave Rucklos, TED Director stated that as previously discussed the trail belongs to the School District and due to overgrowth access is limited, but it will be considered.

Councilor Maguire thanked city staff for the work put in with the DCDA and Friday Nights last year.

Council President Hildebrandt inquired about all the trees that may have been affected by the fallen tree and about any future care for dying trees.

Jeremy stated that there are quotes to address the trees in the park and referred to Don Cutler, Public Works Supervisor.

Don stated that the team is looking into other quotes considering that there is a lot of work to be done in the park.

Council President Hildebrandt inquired about the EV station repair status.

Dave stated that the pedestal is coming in soon, however the station is still functional.

Council President Hildebrandt inquired about the picnic table that was damaged by the tree and the possibility of recycling it to be used at Alderman Park.

Don stated that he would investigate that possibility.

Councilor Teichroew updated the Council on the Dayton Events Committee that is starting to work on the Cinco de Mayo celebration and welcomed three new members. He stated that at the DCDA meeting members reviewed the musician list and brainstormed with DEC some new musicians to add.

Councilor Pederson offered a list of musicians from the Performing Arts Dayton list.

Mayor Frank updated Council about the resolution she proposed at the last meeting in support of the Latino community and taking a step back after careful consideration. She stated that she would still like to consider revisiting the inclusivity resolution.

Mayor Frank inquired if Don could call PGE about the streetlight on Laurie Ln and Church.

G. INFORMATION REPORTS

1. TED Director

Dave Rucklos, Tourism and Economic Development Director, updated Council that the hardwood flooring in the Palmer Creek Community Center is finished.

The bandstand remodel will begin February 4th, and the contractor will be fencing the area for safety.

The Small Cities Allotment grant is now open, and he thinks Dayton has a good chance to obtain the grant this year.

Dayton is hosting the City-County dinner on February 19th at the new Evergreen Event Hall.

Council President Hildebrandt inquired if the focus shift of the LOC to infrastructure also changed the City's focus of efforts towards infrastructure rather than street overlays.

Dave stated that this is a grant that is pursued every year.

2. Public Works Supervisor

Don Cutler, Public Works Supervisor, updated the Council that the Palmer Lane main line connection is complete, the residence service line was moved to the new main line and Public Works decommissioned the old main line that was leaking. He stated that as a result wells have been able to get regular rest periods but are not gaining water.

McDougall well #1 is still pushing out air into the line causing cloudy water, the plan is to reduce the gallons per minute to attempt to reduce the oxygenation in the water that causes the cloudy appearance. He stated that the water is safe to drink, and the oxygenation should dissipate after a few seconds in a cup.

The reservoirs in the springs are maintaining normal levels. He stated that if a well goes down or Lafayette begins to pull water from the wellfield again the City may end up in the same situation of not meeting fire flow requirements.

Councilor Maguire stated that this is the driest January on record and that contributes to the lack of water in the wells.

Councilor Mackin inquired about the comments on Facebook from Lafayette residents about a credit for not using the joint well system.

Dave stated that the request to Lafayette to not pull from the joint system was in the summer months and today it is an emergency measure.

Council President Hildebrandt inquired about the leak located at Palmer Lane, if it was known how much water was leaking.

Don stated that it could have been approximately 100-200 gallons per minute and considered an excessive amount.

Council President Hildebrandt inquired if this line has been bypassed.

Don stated that the service line is completely decommissioned. He stated that demand is now back to normal.

Council President Hildebrandt inquired if it is possible to shut off McDougall well #1 to allow it to recover.

Don stated that is something that is being investigated at this time.

Councilor Maguire inquired how long the Palmer Ln leak had been occurring for.

Don stated that he was not sure how long. He stated that there were multiple leak detection companies out and borrowed equipment from other agencies without avail. He stated that in consultation with Denny Muchmore, City Engineer about the issue he had stated that he never got confirmation that the old service line at Palmer Lane had been decommissioned after his advice to the City. All staff had been under the impression that this line had been decommissioned, so it was not considered for the possibility of a leak.

Jeremy stated that it is important to consider that this line is currently under water and not visible.

Discussion continued.

Don wanted to bring to the Council's attention all the work and time the Public Works crew has put in to find a solution to the water issue working 24 hours a day checking water systems every two hours. He stated that some had to move around vacation time and used personal time to monitor the system.

Councilor Maguire thanked Don and asked him to thank all of Public Works for their dedication to finding a solution to the water issue.

H. CITY MANAGER REPORT

Jeremy Caudle, City Manager, stated that he would begin working on the next fiscal year budget.

Will continue to prioritize and work on long term solutions for water supply, grants, and negotiating with Lafayette

Will begin closing out the Hwy 221 Lift Station project and the utility bridge project.

Commended Don and the Public Works staff for the dedicated work in the last few weeks with the wells and water system.

The water curtailment will be lifted. This does not mean that the issues are resolved, just that there is a momentary reprieve.

There are conversations about connecting to McMinnville Water and Light through the Lafayette transmission line. In this situation a meter would be placed to measure the water used the City of Dayton.

City of Lafayette Council is requesting to meet with representatives of the City of Dayton Council to discuss the interim measure.

Mayor Frank inquired if the entire Council would need to meet with Lafayette.

Jeremy stated that the Mayor and Council President would be the ones to meet with Lafayette.

Jeremy updated on the strategic goal setting dates and interviews for staff and Council. The retreat will be March 28th.

Dayton Village sale has been extended to March 1st and the affordable housing covenant was signed.

Met with USDA representatives to discuss the \$500,000 direct spending award and obtained clarification that only part of it could be used for design, but it had to lead to direct construction.

Council President Hildebrandt inquired if this award had a sunset period.

Jeremy stated that it did not.

Jeremy updated council on the meeting with Recology about rates, and public education that will be delegated to Recology.

Noted that Yamhill County board of Commissioners stated that they intend to sell Dayton Landing, there hasn't been any conversations with the board at this point.

Council members and staff attended the LOC Day at the Capitol and met with Representative Sharf and had a conversation about water infrastructure needs.

Councilor Maguire inquired on any terms made public about the sale of Dayton Landing.

Jeremy stated that the only known information is in the News Register and the Yamhill County Board of Commissioners meeting minutes.

Councilor Mackin inquired about the new food truck in town.

Short discussion incurred.

Councilor Maguire stated that the City needs to be cautious about the possible acquisition of Dayton Landing and the conditions that it is received as well of the liability that the City will inherit if the landing is not well maintained.

Mayor Frank stated that all aspects would be revised.

Council President Hildebrandt inquired if the City has had any communication about being included in the water bill that will be going to the floor for consideration.

Jeremy stated he will follow up.

Councilor Maguire inquired about and update on the regional water district project with Congresswoman Andrea Salinas.

Jeremy stated that he is in contact with one of her field agents to obtain a phone call to talk about the subject.

I. ADJOURN

There being no further business to discuss meeting adjourned at 7:52pm.

Respectfully submitted:

By:

Rocio Vargas, City Recorder

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

☐ As Written

☐ As Amended

Annette Frank, Mayor

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To: Honorable Mayor and City Councilors
From: Jeremy Caudle, City Manager
Issue: Second Reading and Adoption of Ordinance 665 Text Amendments to update CH. 7 Dayton Land Use and Development Code to State Policy
Date: March 3, 2025

Background and Information: The City Council held a first reading of proposed Ordinance 665 at the February 3, 2025, regular meeting. As explained in the staff report that accompanied the proposed ordinance, Ordinance 665 would amend the Dayton Land Use Development Code to implement changes in state law, specifically related to HB 3395 and SB 1537. The changes in state law require cities to approve certain types of development, such as single-room occupancies. The changes also require cities to streamline certain land use approval processes.

This item is on the agenda for final adoption. Per the City's past practice, the final steps for approval are: (1) Approve a motion for a second reading. The Mayor or a member of City Council will then read the ordinance by title. (2) Approve a motion to adopt the ordinance.

City Manager Recommendation: I recommend approval of the ordinance based on the findings and recommendations of the February 3, 2025; staff report for LA 2024-02.

Potential Motion:

[A MEMBER OF CITY COUNCIL WILL READ THE TITLE OF ORDINANCE 665.]

"I move to approve a second reading of Ordinance 665 by title only."

[FOLLOWING THE READING BY TITLE, THE NEXT RECOMMENDED MOTION IS AS FOLLOWS.]

"I move to adopt Ordinance 665 based on the findings and recommendations set forth in the February 3, 2025, staff report for land use application 2024-02."

Council Options:

Page 6 of the February 3, 2025, Staff Report lists 4 possible motions for City Council consideration.

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**ORDINANCE NO. 665
CITY OF DAYTON**

**AN ORDINANCE AMENDING SECTIONS 7.1.2, 7.2.1, 7.2.3, 7.2.4, 7.3.1, 7.3.2, OF TITLE 7
(DAYTON LAND USE AND DEVELOPMENT CODE) OF THE DAYTON MUNICIPAL CODE**

WHEREAS, on September 12, 2024, the Dayton Planning Commission held a work session to review the 2023 Land Use Legislation Report and the 2024 Land Use Legislation Report produced by the Oregon Department of Land Conservation and Development (DLCD), and at the same meeting reviewed draft amendments the Dayton Land Use and Development Code (DLUDC) in response to applicable statute and rule provisions; and

WHEREAS, on October 10, 2024, the Dayton Planning Commission held a work session to consider revisions to the draft amendments to the City of Dayton Development Code dated October 10, 2024; and

WHEREAS, on October 9, 2024, the city provided required notice of draft amendments to the Department of Land Conservation and Development, identifying city case file LA 2024-02; and

WHEREAS, on October 24, 2024, public notice for LA 2024-02 was provided in accordance with DLUDC Section 7.3.204.05 for date, time and place of two hearings, the first before the Planning Commission on November 14, 2024, and the second before the City Council on December 2, 2024; and

WHEREAS, on October 24, 2024, public notice for LA 2024-02 was posted in the McMinnville News-Register, a newspaper of general circulation for the Planning Commission and Council hearing dates 20 days prior to the first public hearing; and

WHEREAS, on November 14, 2024, the Dayton Planning Commission conducted the first of two required public hearings for LA 2024-02 at which time interested parties were provided full opportunity to be present and heard; and

WHEREAS, on November 14, 2024, the Dayton Planning Commission voted unanimously in support of a recommendation to the City Council for adoption of LA 2024-02 as detailed in the staff report attached and incorporated herein as Exhibit A; and

WHEREAS, on December 2, 2024, the Dayton City Council initiated the second required public hearing for LA 2024-02 at which time interested parties were provided full opportunity to be heard, and

WHEREAS, on February 3, 2025, the Dayton City Council adopted LA 2024-02 identified in Exhibit A and set forth below.

NOW, THEREFORE, THE CITY OF DAYTON ORDAINS AS FOLLOWS:

Section 1. Development Code Amendments. The City of Dayton hereby adopts LA 2024-02 to the Dayton Land Use and Development Code shown as Exhibit A in the staff report dated December 2, 2024:

Section 2. Findings. The findings set forth in the staff report dated December 2, 2024, The City of Dayton hereby adopts LA 2024-02 as shown in Exhibit A of staff report dated December 2, 2024, and the findings therein.

Section 3. Unamended Provisions. All unamended provisions of the Dayton Land Use and Development Code shall remain in full force and effect.

Section 4. Effective Date. This ordinance shall become effective thirty days after final passage and its signature by the Mayor.

PASSED AND ADOPTED by the Dayton City Council this ____day of ____2025, and effective on ____ day of ____2025.

Mode of Enactment:

Date of first reading: February 3, 2025, In full _____ or by title only XX

Date of second reading: _____ In full _____ or by title only _____

_____ No Council member present at the meeting requested that the ordinance be read in full

_____ A copy of the ordinance was provided to each Council member; three copies of the ordinance were provided for public inspection in the office of the City Recorder no later than one week before the first reading of the ordinance.

Final Vote:

In Favor:

Opposed:

Absent:

Abstained:

Annette Frank, Mayor

Date Signed

ATTEST:

Rocio Vargas , City Manager/Recorder

Date of Enactment

Attachment: Exhibit A



STAFF REPORT
LA 2024-02 PUBLIC HEARING BEFORE CITY COUNCIL
(CONTINUED)

Hearing Date: February 3, 2025

Subject: Text amendments to the Dayton Land Use Development Code to implement statute changes passed by the State Legislature during the 2023 and 2024 sessions (HB 3395 and SB 1537).

Approval Criteria: Dayton Land Use Development Code, Section 7.3.112.03, A – D.

Exhibits: **Exhibit A:** Proposed code amendments with changes tracked
Exhibit B: Published public notice

I. REQUESTED ACTION

Conduct a public hearing on proposed legislative amendments to the Dayton Land Use Development Code (DLUDC), case file LA 2024-02. Options for action on LA 2024-02 include the following:

- A. Adopt the findings in the staff report and adopt LA 2024-02:
 1. As presented / recommended by staff; or
 2. As amended by the City Council (indicating desired revisions).
- B. Recommend that the City Council take no action on LA 2024-02.
- C. Continue the public hearing, preferably to a date/time certain.

II. BACKGROUND

In 2023 the Oregon Legislature passed HB 3395 which included the following requirements applying to Dayton:

- Cities between 2,500 – 10,000 residents are required to adopt ordinances to allow duplexes on any lot zoned for residential use that allows single-family detached housing;
- Local governments are required to approve Single Room Occupancy (SRO) developments with up to 6 units on each lot zoned for single-family detached housing;
- If the lot allows the development of 5 or more units, the SRO development must be approved up to the number of units allowed by the underlying density standard; and
- Cities cannot apply development standards for duplexes and single room occupancies that are more restrictive than the standards that apply to single family homes.

To assist cities in updating their ordinances to comply with the new regulation, DLCD awarded a grant to MWVCOG to complete these required updates to the Dayton Land Use and Development Code (DLUDC).

More recently, the legislature passed SB 1537 which included additional requirements that are addressed in these amendments, including:

- Requirements that local governments approve certain adjustments to local code for projects within a UGB that result in net new housing units;
- Requirements that local governments approve applications for replats, property line adjustments, and extensions, alterations, or expansions of nonconforming land use at the administrative level through a limited land use procedure;
- Removing local requirements for these application types and other limited land use decisions to undergo a quasi-judicial process with a public hearing. Other limited land use decisions subject to this requirement include subdivisions, partitions, and site design reviews.

Additional amendments are included to address general housekeeping needs and technical corrections, and address compliance with other ORS provisions, primarily ORS 197A.400 requirements that a local government may adopt and apply only clear and objective standards, conditions, and procedures regulating the development of housing and that the standards, conditions, and procedure may not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

III. PROCESS

Section 7.3.112.01 requires text amendments to the DLUDC to be approved through a Type IV review procedure as specified in Section 7.3.2.

On September 12, 2024, Planning Commission held a work session to review a first draft of code amendments described in Section IV.

On October 10, 2024, Planning Commission held a second work session to review a second draft of the code amendments and agreed to schedule the first of two required public hearings.

On October 9, 2024, staff issued the required 35-day notice to the Department of Land Conservation and Development. On October 24, 2024, written notice of the hearing before the Planning Commission and subsequent hearing before City Council was published in the McMinnville News Register.

The scope of the proposed text amendments associated with LA 2024-02 are included in Exhibit A and are shown in *italic bold* and ~~strikethrough~~ format.

IV. SUMMARY OF PROPOSED AMENDMENTS

The draft amendments in Exhibit A respond to the legislative priorities discussed above as follows:

Siting Duplexes – ORS 197.758

- All residential zones – All standards for siting duplexes made consistent with standards for single-family homes. Minimum lot size requirements, design, and development standards related to the siting of duplexes

Single Room Occupancies – ORS 197.286, ORS 197.314

- Added definition of single room occupancy from ORS 197
- Added single-room occupancies as defined in ORS 197 as a permitted use in all residential zones

Housing Land Use Adjustments – ORS 197A

- Section 7.3.103 Minor Variance – incorporates standards and qualifying conditions from Section 38 of SB 1537 (2024) for approving mandatory housing adjustments so that the minor variance procedure can be used for submitting, reviewing, and approving these requests.

Limited Land Use Decisions – ORS 197.195

- Section 7.3.101 Summary of Application Types and Review Procedures – Makes partitions, subdivisions, and site development review applications Type I limited land use actions.
- Section 7.3.202 Procedures for Type I Review – Added limited land use notice requirements to the Type I procedures.

Clear and Objective Standards for Housing Applications – ORS 197A.400

- All residential zoning sections, administrative procedures, and provisions of the DLUDC were reviewed to ensure applicable standards and procedures are clear and objective.

V. FINDINGS AND APPROVAL CRITERIA

7.3.112.01 Process

Amendments to the Comprehensive Plan and Development Code texts shall be reviewed in accordance with the Type IV review procedures specified in Section 7.3.201.

7.3.112.03 Criteria for Approval

Amendments to the Comprehensive Plan or Development Code text shall be approved if the evidence can substantiate the following:

A. Impact of the proposed amendment on land use and development patterns within the city, as measured by:

1. Traffic generation and circulation patterns;

Findings: The proposed amendments do not impact traffic generation and circulation patterns. Staff find the impact to traffic generation and circulation patterns is negligible.

2. Demand for public facilities and services;

Findings: The proposed amendments do not impact demand for public facilities and services. Staff find the impact on public facilities and services is negligible.

3. Level of park and recreation facilities;

Findings: The amendments do not involve changes to the uses allowed in the underlying zoning districts that would affect the level of service provided by existing park and recreation facilities. Staff find no impact to park and recreation facilities.

4. Economic activities;

Findings: The proposed amendments do not impact economic activities. Staff find the impact to economic activity is negligible.

5. Protection and use of natural resources;

Findings: The proposed amendments do not impact the protection and use of natural resources. Staff find the impact to natural resources is negligible.

6. Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvements.

Findings: The proposed amendments do not impact compliance with existing adopted special purpose plans or programs. Staff find this criterion is satisfied.

B. A demonstrated need exists for the product of the proposed amendment.

Findings: The need for the proposed amendments are to comply with HB 3395, SB 1537, ORS 197A.400, and related housekeeping items are in response to needs identified by staff and Planning Commission.

C. The proposed amendment complies with all applicable Statewide Planning Goals and administrative rule requirements.

Applicable Statewide Planning Goals.

Goal 1, Citizen Involvement.

Findings: A public hearing on the proposed amendments is scheduled before the Planning Commission on November 14, 2024, at City Hall at 6:30 p.m. and a second public hearing is scheduled before City Council on December 2, 2024. Public notice has been provided in accordance with noticing requirements in the Dayton Land Use and Development Code for legislative public hearings by the Planning Commission and the City Council. Goal 1 is satisfied.

Goal 2. Land Use Planning.

Findings: Goal 2 requires each local government in Oregon to have and follow a comprehensive land use plan and implementing regulations. These are in place. The scope of this legislative proposal does not involve any amendments to the Comprehensive Plan policies. Existing Comprehensive Plan land use map designations and base zoning designations are unchanged. The modifications to the uses allowed by existing zoning are made to be consistent with state law to lower regulatory barriers to encourage more diverse housing types. The proposal does not involve exceptions to the Statewide Goals. Staff finds Goal 2 is satisfied.

Goal 3 & 4. Agricultural Lands and Forest Lands

Findings: Goal 3 and 4 primarily pertain to rural areas, typically outside urban areas. Staff finds Goals 3 and 4 to be not applicable due to the limited scope of the proposed text amendments.

Goal 5. Natural Resources, Scenic and Historic Areas, and Open Spaces.

Findings: Staff observe how the proposed amendments do not impact natural resources or open spaces. Staff incorporate the scope of work description above in response to Goal 2. This amendment proposal does not add, subtract, or modify the list / description of historic resources identified in the Historical Property Overlay Zone. Staff find that Goal 5 is satisfied.

Goal 6. Air, Water and Land Resources Quality.

Findings: The proposal does not address Goal 6 resources. Based on the limited scope of proposed text amendments, staff find Goal 6 to be not applicable.

Goal 7. Areas Subject to Natural Hazards.

Findings: The proposal does not address Goal 7 resources. Based on the limited scope of the proposed text amendments, staff finds Goal 7 to be not applicable.

Goal 8. Recreation Needs.

Findings: The proposal does not address Goal 8 resources. Based on the limited scope of work included in this report staff finds Goal 8 to be not applicable.

Goal 9. Economic Development.

Findings: Proposed amendments do not change the permitted employment uses in employment zones or impact identified future employment areas identified through past Economic Opportunities Analysis. Accordingly, staff find that Goal 9 does not apply.

Goal 10. Housing.

Findings: The amendment proposal responds to statute and rule changes introduced via housing bills (HB 3395 and SB 1537). These bills were adopted during the 2023 and 2024 legislative sessions. HB 3395 introduces Single Room Occupancy (SROs) as a new residential type. SROs and duplexes are now to be permitted in residential zones (applicable to all local jurisdictions with population of 2,500 and greater) using standards and procedures that are no more restrictive than standards that apply to single family development. Staff therefore conclude the amendment proposal to conform with Goal 10.

Goal 11. Public Facilities and Services.

Findings: Public facilities under Goal 11 include water, sanitary sewer, police, and fire protection. Other services (e.g., health, communication services) are also listed in Goal 11. The proposed amendments do not have any direct impact on any of the master planning documents required under Goal 11. The proposed amendments are consistent with Goal 11.

Goal 12. Transportation.

Findings: The proposed amendments to the DLUDC do not involve changes or amendments to local transportation requirements or road classifications. Goal 12 is met.

Goal 13. Energy Conservation.

Findings: Based on the limited scope of work described in this report, staff finds Goal 13 to be not applicable.

Goal 14. Urbanization.

Findings: Based on the limited scope of the text amendments described in this report, staff finds Goal 14 to be not applicable. No change to the existing Urban Growth Boundary (UGB) is proposed.

Goal 15 for the Willamette River Greenway and Goals 16 – 19 for the Coastal Goals.

Findings: Staff observe Goals 15 through 19 to apply only to specific regions of the state (*Willamette River Greenway, Estuarine Resources, Coastal Shorelands, Beaches and Dunes, Ocean Resources*). Goals 15 – 19 do not apply because the city is not on the Willamette River or in a coastal area.

The proposed amendments are consistent with the applicable Statewide Planning Goals. This criterion is met.

D. The amendment is appropriate as measured by at least one of the following criteria:

- 1. It corrects identified error(s) in the provisions of the plan.*
- 2. It represents a logical implementation of the plan.*
- 3. It is mandated by changes in federal, state, or local law.*
- 4. It is otherwise deemed by the council to be desirable, appropriate, and proper.*

Findings: As discussed throughout this Staff Report, the amendment is mandated by changes to state law-HB 3395 and SB 1537, and to comply with existing policies in ORS 197A.400 requiring clear and objective standards for housing applications. Staff find this criterion is met.

VI. CITY COUNCIL ACTION – Sample Motion

A City Counciler may make a motion to either:

1. Adopt the staff report and recommend the City Council approve the amendments. A sample motion is:
I move the City Council adopt the staff report and recommend the City Council approve the amendments.
2. Adopt a revised staff report with changes by the City Council and recommend the City Council approve the revised amendments. A sample motion is:
I move the City Council adopt a revised staff report with the following revisions...state the revisions...and recommend the City Council approve the revised amendments.
3. Recommend the City Council deny the proposed amendments. A sample motion is:
I move the City Council recommend the City Council deny the proposed amendments for the following reasons...and state the reasons for the denial.
4. Continue the hearing to a date/time certain. A sample motion is:
I move the City Council to continue the hearing to a date (state the date) and time (state the time) to obtain additional information and state the information to be obtained.

EXHIBIT A

7.1.200.03 Definitions

The following words and phrases, when used in this Code, shall have the meanings ascribed to them in this Section:

Density: The number of dwellings units per acre of land. “Land” includes all property within an “area” as defined in this section.

Density:

Gross Density or Units per Gross Acre: The number of dwelling units or lots per acre prior to calculation of net density.

Net Density or Units per Net Acre: The number of dwelling units or lots per acre based on net area, which is the area of a parcel or tract that excludes land dedicated for public rights-of-way or stormwater easements, common open space, land dedicated for public parks, flood plains, and unbuildable natural areas. Density shall be calculated using lots or units per net acre unless a specific standard specifies otherwise.

Middle Housing: Duplexes, triplexes, quadplexes, townhouses, and single room occupancies.

Dwelling, ~~Multi-Family~~Multiple family: A building containing ~~three or more~~ **more than four** dwelling units designed for occupancy by families living independently of each other.

Short-Term Rental, Owner Occupied: A single or two-family dwelling where the owner resides and rents no more than three guest rooms in a single dwelling to overnight guests for a period less than 30 consecutive days. The owner occupies the primary dwelling during the overnight rental period. The room (s) for rent may include rooms within an accessory dwelling unit or attached duplex.

Single Room Occupancy: A residential development with no fewer than four attached units that are independently rented and lockable and provide living and sleeping space for the exclusive use of an occupant, but require that the occupant share sanitary or food preparation facilities with other units in the occupancy.

Site, Development, or Complex: A group of structures or other development that is functionally or conceptually integrated, regardless of the ownership pattern of the development or underlying land.

7.2.102 Single Family Residential – (R-1)

7.2.102.01 Purpose

The purpose of the R-1 zone is to allow ~~the~~ development of single-family homes, ~~duplexes, and single-room occupancies~~ on individual lots provided with urban services at urban densities. Other uses compatible with residential development are also appropriate. These areas are designated as Residential in the Comprehensive Plan.

7.2.102.02 Permitted Uses

The following uses, ~~when developed under the applicable development standards in this Code,~~ are permitted in the R-1 zone: ~~when developed under the applicable development standards in this Code:~~

- A. One detached single-family dwelling on a separate lot or parcel.
- B. ~~One two-family (duplex) dwelling on a single lot or parcel.~~
- ~~C. Residential care homes.~~
- ~~D. Single room occupancies with up to six units on a lot.~~
- ~~GE.~~ Child ~~day care~~ daycare service, including family ~~day care~~ daycare provider, for 12 or fewer children.
- ~~F. The following uses, subject to the applicable standards in Section 7.2.4:~~
 - ~~1. Accessory structures and uses allowed in Section 7.2.203 and subject to the provisions in Section 7.2.309.~~
 - ~~2. Accessory dwelling units - Section 7.2.402.~~
 - ~~3. Attached dwelling units - Section 7.2.403.~~
 - ~~4. Manufactured homes on individual lots - Section 7.2.404.~~
 - ~~5. Manufactured home parks with Site Development Review and subject to Section 7.2.405.~~
 - ~~6. Home occupations - Section 7.2.406.~~
 - ~~7. Owner-occupied short-term rentals - Section 7.2.417.~~

7.2.102.03 ~~Special Permitted Uses Reserved~~

~~The following uses, when developed under the applicable standards in this Code and special development requirements, are permitted in the R-1 zone:~~

- ~~A. Partitions, subject to the provisions in Section 7.2.307.~~
- ~~B. Subdivision, subject to the provisions in Section 7.2.307.~~
- ~~C. Accessory Dwelling Unit (one per detached single-family dwelling), subject to the provisions in Section 7.2.402.~~
- ~~D. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.~~

~~E. Two-family dwellings (duplexes) subject to the following:~~

~~1. The duplex shall be located on a corner lot.~~

~~2. Access shall be subject to the following:~~

~~a. Where both adjacent streets are of the same street designation (e.g. local street) the duplex may obtain access from each adjacent street or share a single access.~~

~~b. Where the adjacent streets are of a different street designation (e.g. local and collector) a shared access shall be required from the lower street designation.~~

~~F. The following uses, subject to the applicable standards in Section 7.2.4:~~

~~1. Manufactured homes on individual lots (Section 7.2.404)~~

~~2. Home occupations (Section 7.2.406).~~

~~3. Owner occupied short-term rentals (Section 7.2.417)~~

7.2.102.04 Conditional Uses

The following uses require approval of a Conditional Use Permit and are subject to a Site Development Review:

- A. Private or public elementary schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis, and similar recreation facilities; and other public or semi-public uses.
- C. Child day-care services for 13 or more children.
- D. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407.
- E. ~~Small wind energy systems, subject to the provisions in Section 7.2.413. Small wind energy systems including compliance with Section 7.2.413.~~
- F. ~~A manufactured home on a residentially zoned individual lot or parcel immediately adjacent to a significant historical resource as identified in the Dayton Comprehensive Plan subject to the provisions of Section 7.2.404.E.~~

7.2.102.05 Dimensional Standards

- A. Minimum Lot Dimension and Height Requirements

DIMENSION	Residential Uses	Non-Residential Uses
Lot Size	7,000 sq. ft. Single Family 9,000 sq. ft. Duplex	(1)
Average Width	50	(1)
Average Depth	80	(1)

Maximum Height	35 feet
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1. Adequate to comply all applicable development standards

B. Minimum Yard Setback Requirements

SETBACKS	Residential Uses	Non-Residential Uses
Front and street side	15 feet	20 feet
Side	5 feet	10 feet
Rear	15 feet -1-story 20 feet -2-story	20 feet
Street-side	15 feet	20 feet
Garage (1)	20 feet	20 feet

1. The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.
2. See Sections 7.2.308.06.C and 7.2.308.07.E for standards that apply to decks and patios.

7.2.102.06 Development Standards

All development in the R-1 Zone shall comply with the ~~applicable provisions of this Code. The following references additional~~ development requirements:

- A. ~~Off-street~~Off-street Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures, and paved parking shall be ~~as follows:~~65% of the site area.

Maximum building coverage (primary building):	35%
Maximum parking area coverage(including garage):	30%

Combined maximum lot and parking area coverage:

60%

- E. Landscaping: ~~Undeveloped areas~~ of the property ***not covered by buildings, accessory structures, and paved parking*** shall be landscaped, including all required yards. Landscaping shall be provided pursuant to ***the*** requirements in Section 7.2.306.
- F. ~~Density: Subdivisions Land divisions~~ shall be ***developed-permitted*** at a minimum density of four ~~dwelling-units-lots~~ per ***net*** acre ~~and-with~~ a maximum density of six ~~dwelling-units-lots~~ per ***net*** acre.
- G. Redevelopment Plan: A redevelopment plan shall be required ***when units are proposed at densities less than four units per net acre.*** ~~to place a single-family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit.~~ The following shall apply:
1. The redevelopment plan shall indicate how the remaining ***undivided or undeveloped*** portion of the property could be developed ***at-with a density consistent with the requirements of the R-1 zone four units per net acre.***
 2. ***A redevelopment plan shall be required to place a single-family home or duplex on a lot parcel containing more than 1 acre. This plan shall be approved by the City before the issuance of a building permit.***
 2. ***The plans*** may be revised or modified at the time of development provided the revised plan complies with the applicable development requirements of the R-1 zone.

7.2.103 Limited Density Residential – (R-2)

7.2.103.01 Purpose

The R-2 zone is intended to provide single family homes, middle housing, and multiple family development for detached and attached dwellings on a lot or multiple dwellings on ~~a~~ lots at an intermediate density. Other uses compatible with residential development are also appropriate. R-2 zones are located in areas designated Residential in the Comprehensive Plan.

7.2.103.02 Permitted Uses

The following uses, ~~when developed under the applicable development standards in the Code,~~ are permitted in the R-2 zone when developed under the applicable development standards in the Code:

- A. One detached single family dwelling on a separate lot or parcel. Single-family dwellings, attached and detached.
- B. Middle housing types, including single room occupancies. Buildings with two or more dwelling units.
- ~~C. Combination of permitted attached or detached dwellings on a lot.~~
- C. Multiple family development.
- D. Residential care homes and facilities.
- E. Child ~~day care~~ daycare service, including family ~~day care~~ daycare provider, for 12 or fewer children.
- F. The following uses, subject to the applicable standards in Section 7.2.4:
 - 1. Accessory structures and uses allowed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
 - 2. Accessory dwelling units - Section 7.2.402.
 - 3. Attached dwelling units - Section 7.2.403.
 - 4. Manufactured homes on individual lots - Section 7.2.404.
 - 5. Manufactured home parks according to Section 7.2.405 with Site Development Review.
 - 6. Home occupations - Section 7.2.406.
 - 7. Short-term rentals - Section 7.2.417.

7.2.103.03 Special Permitted Uses

~~The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the R-2 zone:~~

- ~~A. Partitions, subject to the provisions in Section 7.2.307.~~
- ~~B. Subdivision, subject to the provisions in Section 7.2.307.~~

~~C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.~~

~~D. The following uses, subject to the applicable standards in Section 7.2.4:~~

~~1. Accessory dwelling unit (Section 7.2.402).~~

~~2. Attached dwelling units (Section 7.2.403).~~

~~3. Manufactured homes on individual lots (Section 7.2.404).~~

~~4. Manufactured home parks (Section 7.2.405).~~

~~5. Home occupations (Section 7.2.406).~~

~~6. Owner occupied short-term rentals (Section 7.2.417).~~

7.2.103.04 Conditional Uses

The following uses require approval of a Conditional Use Permit and are subject to a Site Development Review:

- A. Public or private elementary schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child day-care services for 13 or more children.
- D. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407.
- E. Assisted living centers, nursing homes and similar institutions. These facilities are subject to the development provision for ~~multi-family~~**multiple family** residential development.
- F. ~~Small wind energy systems including compliance with Section 7.2.413.~~**Small wind energy systems, subject to the provisions in Section 7.2.413.**

7.2.103.05 Dimensional Standards

- A. Minimum Lot Dimension and Height Requirements.

DIMENSION	Detached s Single f Family middle housing, multiple family and manufactured home parks Duplex	Attached Single Family (Townhomes)	Multi-Family Non-Residential
Lot Size	6000 sq. ft. (1)	3500 sq. ft.	9000 sq. ft. (2)

	7000-sq. ft.		(3)
Lot Width	50 feet	25 feet	50 feet
Lot Depth	80 feet	80 feet	80 feet
Maximum Height	35 feet		

~~1. Attached single family dwellings shall have a minimum lot area of 3500 square feet.~~

~~12. Multi-family~~Multiple family development and manufactured home parks must comply with the density standard in Section 7.2.103.06.

~~3. Parcel size shall be adequate to contain all structures within the required yard setbacks.~~

B. Minimum Yard Setback Requirements

SETBACKS	Single Family, and middle housing.	Multi-Family <u>Multiple family</u>	Non-Residential
Front	15 feet	15 feet	20 feet
Side	5 feet (1)	(3) <u>10 feet</u>	10 feet
Rear	15 feet <u>(2)</u>	15 feet <u>(3)</u>	20 feet
Street-side	15 feet	15 feet	20 feet
Garage (4)	20 feet	20 feet	20 feet <u>N/A</u>

1. Zero side yard dwelling units are subject to the setback provisions in Section 7.2.404.

~~2. The rear yard setback shall be as follows: 15 feet for a 1-story home; 20 feet for 2 or more stories.~~

~~3. The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. In no case shall the setback be less than 10 feet.~~

~~24.~~ The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

35. See Sections 7.2.308.06.C and 7.2.308.07.E for standards that apply to decks and patios.

7.2.103.06 Development Standards

All development in the R-2 Zone shall comply with the ~~applicable provisions of this Code. The following references additional~~ development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks, ~~multi-family~~**multiple family** residential development and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be ~~as follows:~~**70% of the site.**

~~Maximum building coverage (primary building): 40%~~

~~Maximum parking area coverage (including garage): 35%~~

~~Combined maximum lot and parking area coverage: 70%~~

- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306. Multiple family developments shall comply with provisions in Section 7.2.306.06.
- F. Density: The following density provisions shall apply:
 - 1. ~~Land Sub~~ divisions: ~~The minimum density~~ shall be ~~required to provide a minimum of 5 units lots~~ per ~~net~~ acre ~~and a the~~ maximum density ~~shall be of 7 lots units~~ per ~~net~~ acre.
 - 2. Manufactured home parks ~~and multiple family development~~: The minimum density shall be 6 units per ~~net~~ acre ~~and~~; the maximum density shall be 1~~20~~ units per ~~net~~ acre.
 - 3. ~~Multi-family development: The minimum density shall be 8 units per acre; the maximum density shall be 12 units per acre.~~
- G. Redevelopment Plan: A redevelopment plan shall be required to place a ~~single family~~**single-family** home, ~~duplex or single room occupancy~~ on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 - 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property can be developed at a density consistent with the requirements of the R-2 zone.
 - 2. The plan may be revised or modified at the time of development provided the revised plan complies with the density requirement of the R-2 zone.

7.2.104 Medium Density Residential – (R-3)

7.2.104.01 Purpose

The R-3 zone is intended for multiple-family development ~~on a parcel~~ at higher residential densities. Other uses compatible with residential development are also appropriate. ~~RM-R-3~~ zoned property is suited to locations near commercial areas and along ~~collector, and preferably,~~ arterial streets. The appropriate Comprehensive Plan designation is Residential.

7.2.104.02 Permitted Uses

The following uses, when developed under the applicable development standards in the Code, are permitted in the R-3 zone:

- A. Multiple family development and Rresidential buildings containing two or more dwelling units.
- B. Attached single family dwellings.
- C. Single room occupancies.
- D. Residential care homes and facilities
- E. Child daycare service, including family daycare provider, for 12 or fewer children.
- F. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- G. Manufactured home parks - Section 7.2.405.
- H. Home occupations - Section 7.2.406.
- I. Owner-occupied short-term rentals - Section 7.2.417.

7.2.104.03 ~~Special Permitted Uses~~ Reserved

7.2.104.04 Conditional Uses

The following uses require a Conditional Use Permit and are subject to a Site Development Review:

- A. Public or private schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis, and similar recreational facilities, and other public and semi-public uses.
- C. Child ~~day care~~ daycare service for 13 or more children.
- D. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses ~~set forth in~~ outlined in Section 7.2.407.
- E. Assisted living centers, nursing homes, and similar institutions. These facilities are subject to the development provisions for ~~multi-family~~ multiple family residential development.
- F. ~~Small wind energy systems, subject to the provisions in Section 7.2.413. Small wind energy systems including compliance with Section 7.2.413.~~

7.2.104.05 Dimensional Standards

- A. Minimum Lot Dimensions and Height Requirements

DIMENSION	Residential	Non-Residential
Lot Size	6,000 square feet (1) (2)	Adequate to comply with all applicable development standards
Maximum Height	35 feet	

1. ~~Multi-family~~**Multiple family** development must comply with the density standard in Section 7.2.104.06.

2. Manufactured home parks must comply with the density requirements in Section 7.2.104.06 and the minimum area requirements in Section 7.2.403.

B. Minimum Yard Setback Requirements

SETBACKS	Residential	Non-Residential (1)
Front and street side	(1) 15 feet where the front of the dwelling units face the street; otherwise 20 feet	20 feet
Side	(2) 10 feet	10 feet
Rear	(2) 15 feet	20 feet
Street Side	20 feet	20 feet
Garage (3)	20 feet	20 feet N/A

1. Non-residential setbacks may be increased with a Conditional Use Permit.

1. 15 feet where the front of the dwelling units face the street; otherwise 20 feet.

2. The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. In no case shall the setback be less than 10 feet.

3. The garage setback shall be measured from the **nearest street side** property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

4. See Sections 7.2.308.06.C and 7.2.308.07.E for standards that apply to decks and patios.

7.2.104.06 Development Standards

All development in the R-3 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

A. Off street Parking: Parking shall be as specified in Section 7.2.303.

B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.

C. Site Development Review: All uses shall require a Site Development Review, pursuant to Section 7.3.1.

D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be **75% of the site area. as follows:**

Maximum building coverage (primary building):	45%
Maximum parking area coverage (including garage):	35%
Combined maximum lot and parking area coverage:	75%

E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306. Multiple family developments shall comply with provisions in Section 7.2.306.06.

F. Density: The following density provisions shall apply:

1. Manufactured home park: The minimum density shall be 6 units per acre, the maximum density shall be 10 units per acre.
2. ~~Multi-family~~**Multiple family** development: The minimum density shall be 12 units per acre; the maximum density shall be 20 units per acre.

7.2.105 Commercial Residential (CR)

7.2.105.01 Purpose

To provide areas for the development of a mixture of single family, ~~multi-family~~*multiple family*, and manufactured homes, and limited retail and service commercial uses.

7.2.105.02 Permitted Uses

The following uses, when developed under the applicable development standards in the Code, are permitted in the CR zone:

- A. The following residential uses are permitted in the CR zone:
1. ~~Detached S~~*single family dwellings, detached*
 2. ~~Middle housing types Duplexes.~~
 3. ~~Multi-familyMultiple family dwellings.development.~~
 4. ~~Residential units over ground floor commercial.~~
 5. ~~The following uses, subject to the applicable standards in Section 7.2.4:~~
 - a. ~~Accessory structures and uses allowed in Section 7.2.203 and subject to the provisions in Section 7.2.309.~~
 - b. ~~Accessory dwelling unit (Section 7.2.402).~~
 - c. ~~Attached dwelling units (Section 7.2.403).~~
 - d. ~~Manufactured homes on individual lots (Section 7.2.404).~~
 - e. ~~Home occupations (Section 7.2.406).~~
 - f. ~~Owner occupied short-term rentals (Section 7.2.417).~~
 - g. ~~Short-term rentals (Section 7.2.417).~~
 - h. ~~Small wind energy systems, subject to the provisions in Section 7.2.413.~~
 64. Residential care homes and facilities
 75. Child ~~day-care~~*daycare* service, including family ~~day-care~~*daycare* provider, for 12 or fewer children.
 86. Assisted living centers, nursing homes and similar institutions. These facilities are subject to the development provisions for ~~multi-family~~*multiple family* residential development.
- B. The following commercial uses are permitted:

1. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, brokerages, loan companies, and investment companies; television and radio broadcast studios (excepting a broadcast antennae or dish), and, miscellaneous offices such as detective agencies, drafting services or contractors offices.
2. Professional offices and clinics including, but not limited to, medical, dental, engineering and legal services, but excluding veterinary clinics.
3. Banks and other financial institutions.
4. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, artist supplies, hobby or photography store, florist, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, clothing, jewelry, gift, and other types retail activities but excluding liquor stores.
5. Restaurants, bakeries, coffee and snack shops but excluding taverns, bars and similar establishments.
6. Retail and service-related stores such as TV and radio sales and service, bicycle shop, gunsmiths, upholstery shop s or other similar activities where a service department is customarily a secondary activity to the retail use.
7. **Service-related** businesses such as barber shops, beauty shops, tailors, advertising agencies, travel agencies, art or craft studios, self-serve laundry, dry cleaning (except bulk dry cleaning plants), parcel service, printing or photocopying, video rental, or other activities where the primary activity is the providing of a service to retail customers.
8. Accessory structures and uses customarily provided for retail activities.

7.2.105.03 Special Permitted Uses Reserved

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the CR zone:

- A. ~~Partitions, subject to the provisions in Section 7.2.307.~~***
- B. ~~Subdivision, subject to the provisions in Section 7.2.307.~~***
- C. ~~Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.~~***
- D. ~~The following uses subject to the applicable standards in Section 7.2.4:~~***
 - 1. ~~Accessory dwelling units (Section 7.2.402).~~***
 - 2. ~~Attached dwelling units (Section 7.2.403).~~***
 - 3. ~~Manufactured homes on individual lots (Section 7.2.404).~~***

~~4. Home occupations (Section 7.2.406).~~

~~5. Owner occupied short-term rentals (Section 7.2.417).~~

~~6. Short-term rentals (Section 7.2.417).~~

~~E. Small wind energy systems, subject to the provisions in Section 7.2.413.~~

~~F. Drive-through windows and walk-up windows as part of a permitted use, subject to the provisions in Section 7.2.414 and 7.2.415 respectively.~~

7.2.105.04 Conditional Uses

The following uses require a Conditional Use Permit:

- A. Public or private schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child ~~day care~~ daycare service for 13 or more children.
- D. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407.
- E. Park and Ride Lot: Parking spaces cannot count as required parking or be used for vehicle storage.
- F. Commercial activities which do not comply with the provisions in Section 7.2.105.02.B.
- G. Wineries with retail sales.

7.2.105.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the CR District.

A. Minimum Lot Area and Density Standards

1. Single-family dwelling, detached	75,000 square feet
Single-family dwellings, attached	3,500 square feet
2. Other middle housing types and multiple family development <u>Duplex</u>	7,000 square feet
3. Multi-family <u>Multiple family dwelling</u> (Multi-family development must comply with the density standards in Section 7.2.105.06.)	9,000 square feet
4. Commercial Use	3,500 <u>5,000</u> square feet

5. Mixed commercial and residential:	7,000 square feet Shall comply with the minimum for multi-family development.
6. Public utility structures:	Lot area shall be adequate to contain all proposed structures within the required yard setbacks.

B. Minimum Yard Setback Requirements

1. Residential Uses	
a. Front Yard	15 feet
b. Garage setback	20 feet
c. Rear Yard	10 feet
d. Side Yard (interior)	5 feet
e. Side Yard (adjacent to street)	15 feet
2. Commercial Uses	
a. Front Yard	None
b. Rear Yard	
i. Abutting a non-residential district	None
ii. Abutting a residential district	10 feet
c. Side Yard	
i. Abutting a non-residential district	None
ii. Abutting a residential district	10 feet
3. Mixed commercial and residential	
a. Front Yard	5 feet
b. Rear Yard	
i. Abutting a non-residential district	5 feet
ii. Abutting a residential district	10 feet
c. Side Yard	
i. Abutting a non-residential district	5 feet

ii. Abutting a residential district	10 feet
4. Public	
a. Front Yard	15 feet
b. Garage setback	20 feet
c. Rear Yard	10 feet
d. Side Yard (interior)	5 feet
e. Side Yard (adjacent to street)	15 feet

	<i>Residential</i>	<i>Commercial</i>	<i>Mixed Residential/Commercial</i>	<i>Public</i>
<i>Front Yard</i>	<i>15 feet</i>	<i>None</i>	<i>5 feet</i>	<i>15 feet</i>
<i>Rear Yard</i>	<i>10 feet</i>			<i>15 feet</i>
<i>Abutting non-residential</i>		<i>none</i>	<i>5 feet</i>	
<i>Abutting a residential district</i>		<i>10 feet</i>	<i>10 feet</i>	
<i>Side Yard (interior)</i>	<i>5 feet</i>			<i>5 feet</i>
<i>Abutting non-residential</i>		<i>none</i>	<i>5 feet</i>	
<i>Abutting a residential district</i>		<i>10 feet</i>	<i>10 feet</i>	
<i>Street Side</i>	<i>15 feet</i>			<i>15 feet</i>
<i>Garage</i>				

1. See Sections 7.2.308.06.C and 7.2.308.07.E for standards that apply to decks and patios.

C. Maximum Structure Height

1. Principal Structure	35 0 feet
2. Accessory Structure	20 feet

7.2.105.06 Development Standards

A. Use Restrictions. ***The following use restrictions shall apply:***

- ~~1.~~ No permitted, ***special permitted***, or conditionally permitted use shall in any way involve the slaughter, rendering, or processing of animals. The processing of grains, fruits, vegetables, or dairy products for breads, wines, jams, cheeses, and similar products may be allowed as part of a permitted or conditionally permitted commercial business.

- B. Commercial Uses. Commercial uses in the CR zone shall comply with the following additional conditions:
1. All business, service, processing, or merchandise displays shall be conducted wholly within an enclosed building, except for the following:
 - a. Off-street parking and loading.
 - b. Temporary display and sales of merchandise; provided it does not interfere with pedestrian or automobile circulation, or areas of a permitted drive-through window or walk-up window.
 - c. Outdoor seating for a permitted eating and drinking establishment, subject to screening and buffering provisions in Section 7.2.306.04. The greater of 12 seats or 75 percent of the indoor seating capacity of the establishment is allowed for outdoor seating.
 2. The maximum lot size for any commercial use shall be one acre.
 3. Any new commercial structure shall maintain a residential appearance. Metal buildings, pole barns, and similar structures are prohibited within the CR zone.
 4. Commercial uses shall not engage in the manufacturing, processing, assembly, or compounding of products other than those **clearly** incidental to the business conducted on the premises.
 - ~~5. The commercial use shall have a maximum floor area of 2,500 square feet per lot.~~
 6. Any outside storage space maintained in the CR Zone shall be enclosed by a **6-foot** sight-obscuring fence or a hedge row not less than 3 feet high and capable of attaining a height of 6 feet.
- C. Mixed Commercial and Residential Uses. Development of mixed commercial and residential uses shall be subject to the provisions in item B., above.
- D. Unless otherwise exempted, all development in the CR Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:
1. Off-street parking. Parking shall be as specified in Section 7.2.303.
 2. Yards and Lots. Yards and lots shall conform to the standards of Section 7.2.308.
 3. Subdivisions and Partitions. Land divisions shall be reviewed in accordance with the provisions of Section 7.2.307.
 4. Site Development Review: **Multi-family**~~Multiple family~~ and/or commercial uses within the CR Zone shall be subject to the Site Development Review

requirements and procedures in Section 7.3.1. In addition, any conversion of an existing residence ~~which that~~ includes a commercial use shall require a site development review.

5. Lot Coverage: The maximum coverage allowed for buildings, accessory structures, and paved parking shall be as follows:

a. Residential	75%
b. Commercial <i>and Mixed Residential and Commercial</i>	85%
c. <i>Mixed Residential and Commercial</i>	80%

6. Landscaping: All ~~areas not covered by buildings, accessory structures, and paved parking required yards~~ shall be landscaped. Landscaped areas shall be landscaped as provided in Section 7.2.306.

Multiple family developments shall comply with provisions in Section 7.2.306.06.

7.2.310 ~~Single-Family~~ *and Middle Housing* Dwelling Design Standards

All new single-family, *two-family, and single-room occupancy* dwellings, including manufactured homes located on individual lots, shall contain at least three (3) of the following design elements on the side of the house which fronts the street, to provide architectural relief:

- A. Dormer(s) or gable(s).
- B. Cupola(s).
- C. Bay or bow window(s).
- D. Exterior shutters.
- E. Recessed entry or entries.
- F. Front porch at least 100 square feet in area.
- G. Covered porch entry or entries.
- H. Pillars or posts in the front entry or entries.
- I. Eave(s) (minimum 6").
- J. Off-set(s) on building face or roof (minimum 16")

7.2.404 Manufactured Homes On Individual Lots

Individual manufactured homes shall be permitted in any zone where single-family dwellings are permitted. The manufactured home shall comply with the following standards:

Where permitted as a special use, manufactured homes located on individual lots outside of a mobile home park shall meet the following requirements:

- A.** *The manufactured home shall meet all provisions of the Dayton Land Use and Development Code as applicable to other dwellings in the same zone, including but not limited to development standards, architectural requirements, and minimum size requirements to which a conventional single-family residential dwelling on the same lot would be subject.* ~~Construction Date. The manufactured home shall have been manufactured after June 15, 1976, and exhibit the Oregon Department of Commerce "Insignia of Compliance" that indicates conformance with Housing and Urban Development (HUD) standards.~~
- ~~**B.** *Minimum Area. The manufactured home shall be multi-sectional with a minimum area of 1,000 square feet.*~~
- ~~**6B.** *The manufactured home shall be installed according to the Oregon Manufactured Dwelling Installation Specialty Code.*~~ **Foundation.** *The manufactured home shall be placed on an excavated and back-filled foundation, enclosed at the perimeter with either concrete, concrete block, brick, stone, pressure-treated wood, or combination thereof. No more than 24 inches of the enclosing material may be exposed above grade. Where the building site has a sloped grade, no more than 24 inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, or within an identified flood hazard zone, the 24-inch limitation shall not apply.*
- ~~**D.** *Roof. The manufactured home roof shall have a nominal pitch of 3 feet for each 12 feet in width.*~~
- ~~**E.** *Exterior Material. The manufactured home shall have an exterior that is residential in appearance.*~~
- ~~**F.** *Garage. The manufactured home shall have a garage with exterior material that is residential in appearance, or, a carport with a concrete parking surface. The garage or carport shall be placed on the property prior to occupancy of the manufactured home.*~~
- 6C.** **Energy Efficiency.** The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting the performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code.
- ~~**H.** *Lot Development Standards. The manufactured home shall meet all applicable development standards, such as setbacks and height limitations, in the Development Code.*~~
- 1D.** **Transportation Equipment.** The tongue, axles, wheels, and traveling lights shall be removed from the manufactured home.

JE. A Conditional Use permit shall be required to place a manufactured home on a residentially zoned individual lot or parcel immediately adjacent to a significant historical resource as identified in the Dayton Comprehensive Plan. The application shall be subject to the criteria contained in DMC 7.3.107 as well as the following factors:

1. Location. The dwelling shall be situated to maintain the greatest possible distance from the immediately adjacent historical site or structure while maintaining compliance with the setback requirements.
2. Orientation. If the primary entrance of the immediately adjacent historical building faces a public street, the primary entrance to the manufactured home shall also face the same public street. This provision does not apply if either lot or parcel is a "corner lot" as defined by this Code.
3. Screening. Screening and buffering shall be required. Screening may include fencing, berms, vegetation, or any combination thereof. The screening shall be designed to maintain the visual integrity of the immediately adjacent historic site or building. For example, a wooden fence may be required instead of a chain-link fence.
4. Intent. It is not the intent of this section to grant a conditional use permit in all circumstances, even if factors 1 to 3 above are successfully met. The Conditional Use shall be granted only under those circumstances **which that** are unique to the subject property and will not impair or adversely impact the integrity of the immediately adjacent historical site. The burden of proof shall be placed by the applicant to ensure these concerns are adequately addressed.
5. The following a-e clarify the term "immediately adjacent:"
 - a. Immediately adjacent does not include a property separated from the Designated Landmark property by a public right-of-way, including but not limited to an alley or a street.
 - b. Immediately adjacent does not include a property whose only immediate adjacency is a property corner touching a property corner of the Designated Landmark property.
 - c. Except as set forth in DMC 7.2.404.J, 5(e) below, immediately adjacent does not include a property whose side or rear property line, or portion thereof, touches a designated Landmark property, but whose frontage is on a different street from the Designated Landmark property.
 - d. Immediately adjacent does not include a property whose frontage is on the same street as a Designated Landmark property and whose side or rear property line, or a portion thereof, touches a Designated Landmark property, but is separated from the Designated Landmark property by another property.
 - e. Immediately adjacent includes a corner property whose side or rear property line, or a portion thereof, touches a Designated Landmark

property that is also a corner property, and a manufactured home is not allowed on the immediately adjacent corner property regardless of which frontage the manufactured home faces.

7.3.101 Summary Of Application Types And Review Procedures

[7.3.101.01 Type I Action](#)

[7.3.101.02 Type II Actions](#)

[7.3.101.03 Type III Actions](#)

[7.3.101.04 Type IV Actions](#)

All development permits and land use actions are processed under the City's administrative procedures. There are four types of actions, each with its own procedures. See Land Use Application process, Table 1.

LAND USE APPLICATION PROCESS

LAND USE ACTION	TYPE	STAFF	PLANNING COMMISSION	CITY COUNCIL
Minor Variance	I	Final Decision	Appeal of Staff Decision	Appeal of Commission Decision
Lot Line Adjustment	I	Final Decision	Appeal of Staff Decision	Appeal of Commission Decision
Partition (inc. Expedited Review)	I	Final Decision	Appeal of Staff Decision	Appeal of Commission Decision
Historic Exterior Alteration or New Construction (unless determined to required a Type II procedure by the City Manager) <i>Added ORD 600 11-4-10</i>	I	Final Decision	Appeal of Staff Decision	Appeal of Commission Decision
Site <i>Development Plan</i> Review	II	<i>Final Decision Recommendation to Commission</i>	<i>Appeal of Staff Decision Final Decision</i>	Appeal of Commission Decision
Conditional Use (inc. Flood Plain)	II	Recommendation to Commission	Final Decision	Appeal of Commission Decision
Major Variance (inc. Flood Plain)	II	Recommendation to Commission	Final Decision	Appeal of Commission Decision

Subdivision (inc. Expedited Review)	I†	<i>Final Decision Recommendation to Commission</i>	<i>Appeal of Staff Decision Final Decision</i>	Appeal of Commission Decision
Historic Demolition and Moving <i>Added ORD 600 11-4-10</i>	II	Recommendation to Commission	Final Decision	Appeal of Commission Decision
Historic Exterior Alteration or New Construction (if referred by the City Manager) <i>Added ORD 600 11-4-10</i>	II	Recommendation to Commission	Final Decision	Appeal of Commission Decision
Comprehensive Plan Map Amendment	III	Recommendation to Commission	Recommendation to Council	Final Decision
Zone Change	III	Recommendation to Commission	Recommendation to Council	Final Decision
Annexation	III	Recommendation to Commission	Recommendation to Council	Final Decision
Historic Landmark and District Designation <i>Added ORD 600 11-4-10</i>	III	Recommendation to Commission	Recommendation to Council	Final Decision
Text Amendments Legislative Zone and Plan Map Changes	IV	Recommendation to Commission	Recommendation to Council	Final Decision

7.3.101.01 Type I Action

Type I actions are administrative reviews processed by the City staff. The review standards are generally clear and objective and allow little or no discretion. Conditions may be placed on the decision and notice is sent to the applicant and property owners within the required notice area. Appeal is to the Planning Commission. The following actions are processed under the Type I procedure:

1. Minor Variance
2. Property Line Adjustment

3. Partitions

4. Subdivisions

3-5. *Site Development Review*

4-6. Historic Exterior Alteration or New Construction (unless determined to require a Type II procedure by the City Manager).

7.3.101.02 Type II Actions

A Type II action is a quasi-judicial review in which the Planning Commission applies a mix of objective and subjective standards that allow considerable discretion. Staff has an advisory role. Public notice and a public hearing is provided. Section 3.202 lists the notice requirements. Appeal of a Type II decision is to the City Council. The following actions are processed under a Type II procedure:

1- Site Plan Review

2-1. Conditional Use, including Flood Plain

3-2. Major Variance, including Flood Plain

4-3. ***Subdivision***, Planned Unit Development ***and a Partition including a Private Street***

5-4. Historic Demolition and Moving

6-5. Historic Exterior Alteration or New Construction (if referred to the Planning Commission by the City Manager))

7.3.101.03 Type III Actions

A Type III action is a quasi-judicial process in which the City Council applies a mix of objective and subjective standards. Staff and the Planning Commission have advisory roles. Public notice is provided and public hearings are held before the Commission and City Council. Section 3.202 lists the notice requirements. Appeal of the decision is to the Land Use Board of Appeals (LUBA). The following actions are processed under a Type III procedure:

1. Comprehensive Plan Map Amendments (involving 5 or fewer adjacent land ownerships or less than 10 acres)
2. Zone Changes (involving 5 or fewer adjacent land ownerships or less than 10 acres)
3. Annexation

7.3.101.04 Type IV Actions

A Type IV action is a legislative review in which the City considers and enacts or amends laws and policies. Private parties cannot apply for a Type IV action; it must be initiated by City staff, the Planning Commission, or City Council. Public notice and hearings are provided in a Type IV process. The following actions are processed under a Type IV procedure:

1. Text Amendments to the Comprehensive Plan and Development Code
2. Enactment of new Comprehensive Plan or Development Code text

3. Comprehensive Plan Map Amendments (involving more than 5 separate land ownerships or more than 10 acres)
4. Zone Changes (involving more than 5 separate land ownerships or more than 10 acres)

7.3.103 Minor Variances

7.3.103.05 Criteria And Procedure

Staff may grant a minor variance in accordance with the Type I review procedures. Approval of a minor variance shall require compliance with the following:

1. The intent and purpose behind the specific provision being varied is either clearly inapplicable under the circumstances or the particular proposed development otherwise clearly satisfies the intent and purpose of the provision being varied.
2. The proposed development will not unreasonably impact adjacent existing or planned uses and development.
3. The minor variance does not expand or reduce a quantifiable standard by more than 10 percent and is the minimum necessary to achieve the purpose of the minor variance.
4. There has not been a previous land use action prohibiting an application for a minor variance; *or*
5. ***The application meets all qualifications, criteria, and standards for a mandatory adjustment to housing development standards made a part of ORS 197A by Section 38 of SB 1537 (2024).***

7.3.106 Site Development Review

7.3.106.01 Purpose

The Site Development Review Process is intended to ~~guide~~**ensure** future growth and development in accordance with the Development Codes; provide an efficient process and framework to review development proposals; ensure safe, functional, energy-efficient developments which are compatible with the natural and man-made environment; and resolve potential conflicts that may arise between proposed developments and adjacent uses.

The site development review provisions are not intended to preclude uses that are permitted in the underlying zones.

7.3.106.02 Applicability Of Provisions

- A. Applicability. Site Development Review shall be applicable to all new developments and major remodeling, except:
 - 1. Single-family detached dwellings and Accessory Dwelling Units (ADUs);
 - 2. ~~Middle housing types on lots zoned for single family homes~~**A duplex; or**
 - 3. Any commercial, industrial or public facility expansion or remodel that does not exceed 25 percent of the total square footage of the structure existing at the time of the adoption of this Code and/or does not expand the activity/business area on the subject property beyond 25 percent (i.e. outdoor uses);~~;~~
 - 4. Wireless Communication Facilities for properties within a Public (P) zone district.
- B. When the discontinuation or abandonment of a previously approved use requires new site development review. If use of a property subject to a previous site development review approval is discontinued for any reason other than fire or other catastrophe beyond the owner's control for a period of more than two years, it shall be deemed abandoned and shall no longer be an approved use. For purposes of calculating the two-year period, a use is considered discontinued when:
 - 1. The use of land is physically vacated;
 - 2. The use ceases to be actively involved in the sale of merchandise or the provision of services; for example, as evidenced by the removal of signs, goods, stock, or office equipment, or the disconnection of telephone or utility service;
 - 3. Any lease or contract under which the development has occupied the land is terminated;
 - 4. A request for final reading of water and power meters is made to the applicable utility districts;
 - 5. The owner's utility bill or property tax bill account became delinquent; or
 - 6. An event occurs similar to those listed in subsections 1-5, above, as determined by the City Manager.

- C. Underlying Zone. All of the provisions and regulations of the underlying zone shall apply unless modified by other Sections of this Code.

7.3.106.03 Review And Approval Process

Site Development Review applications shall be reviewed ~~under in accordance with~~ the Type II review procedures specified in Section 7.3.20~~21~~.

7.3.106.04 Application And Fee

An application for Site Development Review shall be filed with the City and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. Notice shall be subject to the provisions in Section 7.3.204.

7.3.106.05 Submittal Requirements

The following information shall be submitted as part of a complete application for Site Development Review:

- A. Proposed grading and topographical changes;
- B. All existing and proposed structures, roadway access, adjacent roads, bikeways, pedestrian facilities, public or private, easements or right-of-way to, or within 200 feet of the subject property and utilities including ~~finished architectural and~~ floor elevations and setbacks;
- C. Motor vehicle, bicycle and pedestrian circulation patterns, parking, loading and service areas;
- D. Proposed access to public roads, bikeways, pedestrian facilities, railroads or other transportation systems
- E. Site drainage plan including methods of storm drainage, sanitary sewer system, water supply system and electrical services. Inverse elevations may be required for all underground transmission lines;
- F. Proposed landscape plan, to include appropriate visual screening and noise buffering, where necessary, to ensure compatibility with surrounding properties and uses;
- G. Proposed on-premise signs, fencing or other fabricated barriers, together with their heights and setbacks; and,
- H. ~~A written narrative report documenting compliance with the applicable approval criteria contained in Section 7.3.106.06. The expected development schedule.~~
- I. The location of any flood boundary.
- J. ~~Other information determined by the City Planning Official. The City may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), as necessary to determine a proposal's conformance with this Code.~~

7.3.106.06 ~~Evaluation Of~~ Site Development Plan Approval Criteria

An application for Site Development Review shall be approved if the proposal meets all of the following criteria. The City Planning Official, in approving the application, may impose reasonable conditions of approval, consistent with the applicable criteria.~~The review of a Site Development Plan shall be based upon consideration of the following:~~

- A. The application is complete, in accordance with Section 7.3.106.05, above;
- B. The application complies with all of the applicable provisions of the underlying zone, including, but not limited to, building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards;
- C. The application complies ~~Conformance~~ with the applicable General Development Provisions of Section 7.2.2 and the General Development Standards in Section 7.2.3.
- ~~DB. Adequacy of public and private facilities:~~The application complies with any applicable supplemental standards for special uses in Section 7.2.4
- ~~C. E.~~ E. For non-residential uses, all adverse impacts to adjacent properties, such as light, glare, noise, odor, vibration, smoke, dust, or visual impact, are avoided; or where impacts cannot be avoided, they are minimized; and~~Traffic safety, internal circulation and parking;~~
- ~~D. F.~~ The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.~~Provision for adequate noise and/or visual buffering from non-compatible uses.~~
- ~~E. Conformance with development requirements of the underlying zone.~~

7.3.202.01 Procedures For Type I Review

- A. Upon receipt of an application for a Type I land use action, the City staff shall review the application for completeness.
 - 1. Incomplete applications shall not be reviewed until all required information has been submitted by the applicant.
 - 2. If incomplete, the applicant shall be notified and provided additional time of up to 30 days to submit supplemental information as necessary.
- B. The application shall be deemed complete for the purposes of issuing a staff report and related timing provisions either:
 - 1. Upon receipt of the additional information to complete the application; or
 - 2. If the applicant refuses to submit the information the application shall be deemed complete for review purposes on the 31st day after the original submittal.
- C. Referrals may be sent to affected agencies such as City departments, police and fire departments, school district, utility companies, and applicable state agencies at the Manager's option. When a land use development has either direct access or creates an additional 20% average daily traffic on a county road or state highway, then a referral shall be sent to the Yamhill County Public Works Department or ODOT, as appropriate. (*Amended ORD 608 effective 10/06/11*)
- D. ~~*Written notice of the application shall be posted to the City website and mailed to the applicant and owners of property, within 200 feet of the boundaries of the subject property. The content of the written notice shall include the following: Within thirty (30) days of receipt of a complete application, staff shall review the application and shall make a decision based on an evaluation of the proposal and on applicable criteria as set forth in this Code.*~~
 - 1. ~~*Provide a 14-day period for submission of written comments prior to the decision;*~~
 - 2. ~~*State that issues which may provide the basis for an appeal to the Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient specificity to enable the decision maker to respond to the issue;*~~
 - 3. ~~*List, by commonly used citation, the applicable criteria for the decision;*~~
 - 4. ~~*Set forth the street address or other easily understood geographical reference to the subject property;*~~
 - 5. ~~*State the place, date and time that comments are due;*~~
 - 6. ~~*State that copies of all evidence relied upon by the applicant are available for review, and that copies can be obtained at cost;*~~

- 7. Include the name and phone number of a local government contact person.**
- E. Approvals of a Type I action may be granted subject to conditions and performance agreement requirements.
- F. **Notice of the decision shall comply with the provisions in Section 7.3.204. Notice of the decision shall be posted to the City website for 15 days following the date of the final decision and provided to the applicant and any person who submits comments under subsection (B)(1) of this paragraph. The notice of decision must include an explanation of appeal rights and briefly summarize the local decision making process for the limited land use decision being made.**
- G. **The City may provide for a hearing on appeal of a limited land use decision under this section.**
1. **A Type I land use decision may be appealed to the Planning Commission, by either the applicant, ~~or~~ persons receiving notice of the decision or by a member of City Council or Planning Commission.**
 2. **The appeal shall be filed within 15 days from the date of the final decision pursuant to the provisions of Section 7.3.207.**
 3. **The hearing may be limited to the record developed pursuant to the initial decision under this section or may allow for the introduction of additional testimony or evidence.**
 4. **A hearing on appeal that allows the introduction of additional testimony or evidence shall comply with the requirements of ORS 197.797 (Local quasi-judicial land use hearings).**
 5. **Written notice of the decision rendered on appeal shall be given to all parties who appeared, either orally or in writing, before the hearing. The notice of decision shall include an explanation of the rights of each party to appeal the decision.**

7.3.204.01 Type I Action

Consistent with State statutes, written notice of a Type I decision shall be mailed to the applicant and all property owners, including county and state agencies responsible for road and highways, within ~~100-200~~ feet of the subject property. Written notice for a Type I Action shall include the following: (Amended by Ordinance 589 – Effective 4/2/09)

1. Summary of the request.
2. Relevant decision criteria.
3. Findings of fact indicating how the request does or does not comply with the decision criteria.
4. Conclusionary statement indicating approval or denial of the request including (where appropriate) conditions of approval.

5. Information regarding the appeal process including who may appeal, where appeal must be submitted, fees and the appeal deadline.

EXHIBIT B



Legislative Amendment Proposal, City Case File LA 2024-02

NOTICE of PUBLIC HEARINGS before the PLANNING COMMISSION and the CITY COUNCIL

to consider proposed changes to the Dayton Land Use and Development Code

The City of Dayton will hold public hearings on **Thursday November 14, 2024**, at 6:30 p.m. (before the Planning Commission) and on **Monday, December 2, 2024**, at 6:30 p.m. (before City Council) regarding the adoption of proposed updates to the Dayton Municipal Code under city case file LA 2024-02 that apply citywide.

The recommendation by the Planning Commission and decision by the City Council shall be based on consideration of the approval criteria under Dayton Municipal Code 7.3.112.03.

Proposed code changes are available for inspection at Dayton City Hall located at 416 Ferry Street, Dayton, OR 97114 at no cost, and available for purchase at a reasonable cost. More information about LA 2024-01 is available by contacting Rocio Vargas, City Recorder, at 503-864-2221 / rvargas@daytonoregon.gov

PLANNING COMMISSION PUBLIC HEARING

The Planning Commission conducts the first public hearing to consider making a recommendation to the City Council to adopt the proposed amendments.

PLANNING COMMISSION PUBLIC HEARING:	Thursday, November 14, 2024
TIME:	6:30 p.m.
PLACE:	Dayton City Hall Annex 408 Ferry Street Dayton, OR 97114

CITY COUNCIL PUBLIC HEARING

If the Planning Commission makes a recommendation on the date above, the City Council conducts a second public hearing to consider adopting the proposed amendments, based upon the Planning Commission recommendations and in receipt of public testimony.

CITY COUNCIL PUBLIC HEARING:	Monday, December 2, 2024
TIME:	6:30 p.m.
PLACE:	Dayton City Hall Annex 408 Ferry Street Dayton, OR 97114

To: Honorable Mayor and City Councilors
From: Rocio Vargas, City Recorder
Through: Jeremy Caudle, City Manager
Issue: Appointment of Budget Committee Member
Date: March 3, 2025

Background and Information: The Budget Committee currently has three vacancies. The most recent vacancy was due to the resignation of Chris Wytoski on January 4, 2025, which City Council accepted at the February 3, 2025, meeting.

In response to the vacancies, staff issued a call for volunteers online, in the Ferry Street News and the News Register on 10th and 24th of January. To date, staff have received one application for service on the Budget Committee. Daniel Holbrook submitted the application that is before you for consideration tonight.

If appointed, Holbrook's term would end December 31, 2027.

For reference, DMC Sec. 1.10.01 states: "The budget committee consists of the members of Council and seven persons who are registered voters residing within the City and are appointed by council for staggered three-year terms. No appointed member may be an officer, agent or employee of the City."

City Manager Recommendation: Appointment of Budget Committee members is at the discretion of City Council. Therefore, I have no recommendation.

Potential Motion: I move to appoint Daniel Holbrook to the City of Dayton Budget Committee for the term ending December 31, 2027.

Council Options:

- 1 - Approve the motion listed above.
- 2 - Do not approve the motion listed above.
- 3 - Leave the application period open, or some other action at City Council's direction.

From: cityofdayton@daytonoregon.gov
To: [Rocio Vargas](#)
Subject: Budget Committee Application
Date: Tuesday, February 25, 2025 3:12:23 PM

Applicant Name
Daniel Holbrook

Physical Address
[REDACTED]

Email:
[REDACTED]

Please provide a brief description of your education, work, or volunteer experience, skills, or interests that you feel would be useful as a member of the Budget Committee.

Below is a summary of my experience, education, and skills: • Diverse budgeting experience (local governments, state, and non-profit) • 20 years of municipal leadership experience (hired, appointed, and elected) • 8 years of experience managing revolving and nonrevolving infrastructure funds (Special Public Works Fund, Water Wastewater Fund, Broadband Fund, and Oregon Industrial Site Readiness Program Fund) • Master's degree in City and Regional Planning from the University of Memphis • Nerding out on Excel • Passionate about making Dayton the best small town with an awesome budget

Phone Number
[REDACTED]

Mailing Address
[REDACTED] Dayton, OR 97114

Current Occupation
Oregon Broadband Office Manager

Why would you like to serve as a member of the Committee?

I desire to give back to my community by serving on the Budget Committee. Who doesn't love a great budget?

***** Email Details *****

From IP address: [REDACTED]
Submitted date: 2/25/2025 5:21:20 PM ID: 2626

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Honorable Mayor and City Councilors
From: Jeremy Caudle, City Manager
Issue: Discussion of resolution of inclusiveness
Date: March 3, 2025

Background and Information: This discussion item is on the agenda at the request of Councilor Mackin. City Council approved Resolution 16/17-8 on April 3, 2017, and it states that it is the City Council's policy that Dayton is "an Inclusive City." The purpose of the discussion is to determine if City Council wishes to amend the language to this resolution.

City Manager Recommendation: As this is a City Councilor requested item, I have no recommendation.

Potential Motion: Not applicable.

Council Options:

- 1 - Leave Resolution 16/17-8 as-is.
- 2 - Direct staff to amend the language to Resolution 16/17-8 for consideration at a future meeting.
- 3 - Some other action at City Council's direction.

RESOLUTION No. 16/17-8
City of Dayton, Oregon

TITLE: A Resolution declaring the City of Dayton an Inclusive City for all persons consistent with the laws of the State of Oregon and City Charter.

WHEREAS, Dayton is and must remain a welcoming, inclusive, and compassionate place for all contributing members of our civic community; and

WHEREAS, all people, regardless of race, color, national origin, immigration or refugee status, religion, age, economic status, sex, gender identity, sexual orientation, mental, emotional or physical ability contribute to the general welfare of our community; and

WHEREAS, promotion of the general welfare of our community is a core obligation of the City; and

WHEREAS, all residents of the City of Dayton need to feel safe to contact law enforcement, city government, or school officials to access critical services without fear; and

WHEREAS, integration of all residents is a vital concern of the City and discrimination is a violation of public policy of the City of Dayton and State of Oregon; and

WHEREAS, the City's ongoing prosperity requires the inclusion of all available labor, skills, and ideas to grow the City's economy and expand opportunities for residents.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAYTON, AS A STATEMENT OF OUR COMMITMENT TO ALL MEMBERS OF OUR COMMUNITY, THE FOLLOWING:

1. The City of Dayton, as an Inclusive City, embraces and celebrates the collective contributions to the prosperity of the City of all persons; and
2. The use of City services or benefits shall not be conditioned upon a resident's race, color, national origin, immigration or refugee status, religion, age, economic status, sex, gender identity, sexual orientation, mental, emotional or physical ability; and
3. This Resolution will take effect immediately upon passage and shall continue in perpetuity until revoked or replaced.

ADOPTED this 3rd day of April 2017.

In Favor: **Bixler, Collins, Mackin, Marquez, Price, Wytoski**

Opposed: **None**

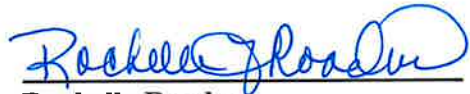
Absent: Taylor

Abstained: None


Elizabeth Wytoski, Mayor

4/4/17
Date Signed

ATTEST:


Rochelle Roaden
City Recorder

4/3/2017
Date of Enactment

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To: Mayor Frank and City Council
From: City Manager Jeremy Caudle
Re: City Manager's report – March 3, 2025 meeting
Date: Friday, February 28, 2025

MEMO

This report covers activities since the February 3, 2025 regular meeting.

Sewer rate increases in February. Resolution 23/24-07, approved December 4, 2023, implemented sewer rate increases. Per the resolution, the increases are effective as of the February 2025 billing cycle. The reason for the increases is to service the debt on the loans for the Highway 221 lift station and utility bridge projects. The increase for a single-family residence is \$13.67 per month.

As of the date of this report, I have asked the financing agencies—DEQ for the utility bridge and Business Oregon for the lift station—to send me debt amortization schedules for the loans. So far, I have only heard from Business Oregon. According to them, our payments are due December 1 of each year. The first estimated annual payment will be \$51,800. They will provide an official amortization schedule once we've drawn all the funds and have closed out the project. Once I have the same information from DEQ, the Finance Director and I can determine the extent to which the increased revenues will service the extra debt payments, and we can plan accordingly. The plan is to have a system that ensures the additional revenues are servicing debt, as opposed to financing operations.

ARPA grant extension. On the City Engineer's advice, I requested an extension for our ARPA grant from Yamhill County. This is for the \$511,000 grant we received from Yamhill County to help pay for the Highway 221 pump station. We committed to at least a 50% match using a portion of our ARPA funding. The current agreement expires on March 31. I requested an extension through October 31, though it's likely that we will close out the project months before then. Our contact with Yamhill County stated that she would start preparing an amendment to authorize the extension.

Update on FY 24/25 annual financial statement audit. The Finance Director has been working daily with our external auditor to complete the annual financial statement audit. Our extended deadline is March 31. It's likely that we will be able to meet that deadline. If anything changes, I will let you know.

Closing on Dayton Villages. On February 10, I signed closing documents with Community Home Builders for Dayton Villages. At closing, Community Home Builders recorded the affordable housing restrictive covenant, as agreed. This covenant guarantees affordability for 2 lots for 5 years, and it

guarantees affordability for 8 lots for 20 years. This is a win for housing affordability for the Dayton community.

We netted \$308,515.30 after closing costs. I instructed the Finance Director to record the sales proceeds in the Building Reserve Fund. We should decide at the March planning retreat how to allocate those funds.

Update on budget process. On February 18, I held a budget kick-off meeting with staff. At the meeting, I distributed forms and instructions for staff to submit their budget requests. I also distributed a calendar listing deadlines for submissions and other items.

Discussions with City of Lafayette on joint wellfield and other issues. The Finance Director and I met with the Lafayette City Administrator and other members of their team on February 11. The purpose of the meeting was to discuss the possibility of us crediting them for their portion of joint wellfield expenses they paid this fiscal year. The reason for the request is that they have not used the joint wellfield due to our water production needs. We discussed a framework for possible credits within the context of a renegotiated IGA. This is with the understanding that, at some point, both City Councils would need to be involved—possibly via a joint meeting.

On March 13th, Mayor Frank, Council President Hildebrandt, Public Works Supervisor Don Cutler, City Engineer Denny Muchmore, and I are scheduled to make a presentation to the Lafayette City Council. The presentation is about the proposal for us to use their Ash Rd. transmission line as an interim measure to carry water from McMinnville Water and Light to the water treatment plant reservoir. Westech has completed drawings to retrofit the water treatment plant to implement this interim measure. With these drawings, staff obtained a quote from one of our vendors to install the intertie piping. The total cost is \$39,226. I will wait to approve this quote until we determine that this option is feasible. We need to have additional conversations with the City of Lafayette and McMinnville Water and Light to make that determination.

Planning Commission delay. The winter weather delayed the February 13 Planning Commission meeting, where they were scheduled to receive a presentation from Conservation Technix on the parks master plan project. That presentation is rescheduled for the next Planning Commission meeting on March 13. Also at that meeting, the Planning Commission will review an application for an 8-lot subdivision.

Transportation system planning. On February 25, I attended the project advisory committee meeting for the transportation system plan update. The open house is scheduled for March 6. I encourage you to attend that open house so you can learn more and to hear from your constituents. The open house's drop-in format will allow attendees to ask questions, voice their opinions, and review maps and other materials.

Federal funding issues. The Mid-Willamette Valley Council of Governments is holding bi-weekly check-in meetings regarding the uncertainties surrounding funding from the federal government. I've

been attending those meetings, as well as receiving communications from CFM Advocates, our lobbying firm.

Preparation for March 28 annual planning session. Jensen Strategies will schedule one-hour Zoom meetings with each of you in preparation for the planning session. Please schedule that as soon as possible so we can stay on track. We have a lot to cover at the planning session. Their interviews with you will ensure that we can start the planning session with everything on the table. That way, we can make efficient use of our time during the session in crafting your goals over the next year.

HB 3031. The state legislature is considering this bill, which would provide up to \$100 million in infrastructure funding necessary to support housing construction. This legislation appears to address a bottleneck, particularly among small cities like Dayton, for supporting new home construction, namely, the lack of infrastructure to service new homes. I am monitoring this legislation as it moves through the process.

Meeting with State Senator Chuck Starr. The Chief of Staff for Sen. Starr contacted me to schedule a time for the Senator to visit Dayton. Tuesday and Thursday in the early mornings work best, as well as in the evenings. If you wish to participate in the meeting, let me know your availability. Otherwise, I will schedule a meeting for a time that works for staff and me.

Other items

- 2/5 – The Dayton and Lafayette teams participated in a tour of each other’s water and wastewater facilities.
- 2/6 – I held an introductory meeting with field representatives from the offices of Senator Merkley and Congresswoman Salinas.
- 2/7 – Met with a presentative of YCARES, a local amateur radio group, to discuss partnering on emergency response.
- 2/18 – Attended DCDA meeting.
- 2/19 – Dayton hosted the quarterly city/county dinner.
- 2/21 – Attended regional administrators’ lunch meeting with the Mid-Willamette Valley Council of Governments.
- 2/23 – With Mayor Frank and Councilor Teichroew, I attended a local leader’s meeting with Senator Merkley’s before his town hall in McMinnville. For more information, see the News-Register article on this topic, which was published on February 25.

Other upcoming meetings/issues

- 3/5 – Mid-Willamette Valley Council of Governments annual awards dinner.
- 3/6 – Discussion on Yamhill County regional water system with Mid-Willamette Valley Council of Governments.
- 3/28 – City Council annual planning session with Jensen Strategies starting at 9:30 am.

DAYTON CFS
January 2025

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priority</u>	<u>Problem</u>	<u>Agency</u>	<u>Address</u>	<u>City</u>	<u>Response Date</u>
MNS-25-000003		305	1	WEAPONS COMPLAINT	LAW	5th St / Ash St	DAYTON	1/1/2025 0:12
MNS-25-000019		337	2	AREA CHECK	LAW	Ferry St	DAYTON	1/1/2025 7:08
MNS-25-000027		337	4	FOLLOW UP	LAW	7th St	DAYTON	1/1/2025 9:29
MNS-25-000030		337	2	ANIMAL NUISANCE	LAW	7th St	DAYTON	1/1/2025 10:51
MNS-25-000033		335	2	CIVIL PAPER	LAW	Laurie Ln	DAYTON	1/1/2025 11:37
MNS-25-000037		337	2	ABANDONED VEHICLE	LAW	7th St / Ferry St	DAYTON	1/1/2025 13:08
MNS-25-000038			2	HIT AND RUN	LAW	Se Kreder Rd	DAYTON	1/1/2025 14:25
MNS-25-000059		337	2	ANIMAL NUISANCE	LAW	4th St / Oak St	DAYTON	1/1/2025 16:45
MNS-25-000116		337	4	FOLLOW UP	LAW	6th St	DAYTON	1/2/2025 9:29
MNS-25-000136	25YC0014	313	4	DHS	LAW	6th St	DAYTON	1/2/2025 13:59
MNS-25-000173		315, 346	2	SUSPICIOUS	LAW	7th St	DAYTON	1/2/2025 21:22
MNS-25-000239		318	2	CIVIL PAPER	LAW	Ferry St	DAYTON	1/3/2025 18:13
MNS-25-000242		315	3	TRAFFIC STOP	LAW	3rd St / Oak St	DAYTON	1/3/2025 18:51
MNS-25-000243		315	3	FIELD INVESTIGATION	LAW	Church St / 5th St	DAYTON	1/3/2025 18:55
MNS-25-000281		DPWKS	4	ASSIST PUBLIC	LAW	Joel Palmer Wy	DAYTON	1/4/2025 9:29
MNS-25-000282		322, 343	2	CIVIL PAPER	LAW	Ferry St	DAYTON	1/4/2025 9:47
MNS-25-000322	25YC0029	327	2	RESTRAINING ORDER VIOL	LAW	7th St	DAYTON	1/4/2025 20:22
MNS-25-000346		306	2	AREA CHECK	LAW	Ferry St	DAYTON	1/5/2025 13:01
		305, 326,						
MNS-25-000360	25YC0037	327, 605	1	DRIVING UNDER INFLUENCE	LAW	Main St	DAYTON	1/5/2025 19:36
MNS-25-000385	25YC0038	343	2	TRAFFIC HAZARD	LAW	Se Webfoot Rd / Ferry St	DAYTON	1/6/2025 7:37
MNS-25-000401		874	2	ANIMAL NUISANCE	LAW	6th St	DAYTON	1/6/2025 12:46
MNS-25-000408		337	1	WEAPONS COMPLAINT	LAW	Ferry St	DAYTON	1/6/2025 14:00
MNS-25-000431		337	4	DETAIL	LAW	Ferry St	DAYTON	1/6/2025 18:15
MNS-25-000441		BCAST	1	RECKLESS DRIVER	LAW	4th St / Oak St	DAYTON	1/6/2025 20:54
MNS-25-000445		327, 339	3	TRAFFIC STOP	LAW	5th St / Main St	DAYTON	1/6/2025 23:00
MNS-25-000482		337	2	SUSPICIOUS	LAW	ASH ST	DAYTON	1/7/2025 12:28
MNS-25-000486		337	2	CIVIL PAPER	LAW	Pioneer St	DAYTON	1/7/2025 13:09
MNS-25-000488		337	2	SUSPICIOUS	LAW	KALLAPUYA ST	DAYTON	1/7/2025 13:16
MNS-25-000515		310, 337	2	ASSIST OUTSIDE AGENCY	LAW	Maple St	DAYTON	1/7/2025 16:39
		315, 329,						
MNS-25-000520		346	1	SUICIDAL	LAW	11th St	DAYTON	1/7/2025 17:36
MNS-25-000544		303	3	TRAFFIC STOP	LAW	Se Kreder Rd	DAYTON	1/8/2025 4:58

DAYTON CFS
January 2025

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priority</u>	<u>Problem</u>	<u>Agency</u>	<u>Address</u>	<u>City</u>	<u>Response Date</u>
MNS-25-000558	25YC0056	316	4	DHS	LAW	5th St	DAYTON	1/8/2025 9:24
MNS-25-000651		337	3	TRAFFIC STOP	LAW	Ferry St / 6th St	DAYTON	1/9/2025 7:17
MNS-25-000665	25YC0071	344	4	DHS	LAW	Mill St	DAYTON	1/9/2025 8:43
MNS-25-000689		337	2	ASSIST OUTSIDE AGENCY	LAW	Ferry St / Se Webfoot Rd	DAYTON	1/9/2025 12:21
MNS-25-000702		337	6	INFORMATION MISC	LAW	Ferry St	DAYTON	1/9/2025 14:07
MNS-25-000707		337	1	ALARM AUDIBLE	LAW	Ferry St	DAYTON	1/9/2025 14:46
MNS-25-000712		COS	1	BEHAVIORAL HEALTH CONCERN	LAW	Se Kreder Rd	DAYTON	1/9/2025 15:17
MNS-25-000714		318, 337	1	WELFARE CHECK	LAW	11th St	DAYTON	1/9/2025 15:26
MNS-25-000728		315	1	WELFARE CHECK	LAW	CHURCH ST	DAYTON	1/9/2025 18:25
MNS-25-000761		319	2	SUSPICIOUS	LAW	Palmer Ln	DAYTON	1/10/2025 9:03
MNS-25-000762		319, 343	1	DISTURBANCE	LAW	Ferry St	DAYTON	1/10/2025 9:17
MNS-25-000765		319	4	FOLLOW UP	LAW	Ferry St	DAYTON	1/10/2025 10:27
MNS-25-000773		343	2	ASSIST OUTSIDE AGENCY	LAW	Ferry St	DAYTON	1/10/2025 11:15
MNS-25-000858		343	1	DRIVING WHILE SUSPENDED	LAW	Ferry St	DAYTON	1/11/2025 13:53
MNS-25-000906		305	4	ORDINANCE	LAW	9th St / Ash St	DAYTON	1/12/2025 1:57
MNS-25-000919		330	2	CIVIL COMPLAINT	LAW	Church St	DAYTON	1/12/2025 11:18
MNS-25-000922		330	2	CIVIL PAPER	LAW	Reeder Pl	DAYTON	1/12/2025 11:43
MNS-25-000975		337	3	TRAFFIC STOP	LAW	Ash St / 8th St	DAYTON	1/13/2025 9:25
MNS-25-000976		337	6	INFORMATION MISC	LAW	5th St	DAYTON	1/13/2025 9:24
MNS-25-001006		337	4	ASSIST PUBLIC	LAW	Ferry St	DAYTON	1/13/2025 16:22
MNS-25-001022		315, 346	4	FOLLOW UP	LAW	Alder St	DAYTON	1/13/2025 20:14
MNS-25-001045		337	1	TRF COLLISION NON INJ	LAW	6th St / Ferry St	DAYTON	1/14/2025 9:48
MNS-25-001049		337	3	TRAFFIC STOP	LAW	Alder St / 3rd St	DAYTON	1/14/2025 10:36
MNS-25-001073	25YC0127	335, 337	4	DETAIL	LAW	Ferry St	DAYTON	1/14/2025 14:51
MNS-25-001078		337	4	FOLLOW UP	LAW	Oak St	DAYTON	1/14/2025 15:48
MNS-25-001081		337	1	COVER	LAW	Ferry St / Flower Ln	DAYTON	1/14/2025 16:18
MNS-25-001103		303, 605	4	FOLLOW UP	LAW	7TH ST	DAYTON	1/14/2025 20:24
MNS-25-001121		303	3	TRAFFIC STOP	LAW	Church St / 3rd St	DAYTON	1/15/2025 5:33
MNS-25-001141		337	2	PARKING	LAW	Ash St	DAYTON	1/15/2025 10:34
MNS-25-001164		8018	2	CIVIL PAPER	LAW	Ferry St	DAYTON	1/15/2025 15:24
		303, 318,						
MNS-25-001203	25YC0138	329	1	SUICIDAL	LAW	Se Kreder Rd	DAYTON	1/15/2025 21:56
MNS-25-001210		YCOM	4	REPOSSESSED VEHICLE	LAW	Ferry St	DAYTON	1/16/2025 5:26

DAYTON CFS
January 2025

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priority</u>	<u>Problem</u>	<u>Agency</u>	<u>Address</u>	<u>City</u>	<u>Response Date</u>
MNS-25-001218	25YC0140	337	4	ORDINANCE	LAW	5th St	DAYTON	1/16/2025 8:17
MNS-25-001243	25YC0144	344	4	DHS	LAW	2nd St	DAYTON	1/16/2025 13:35
MNS-25-001286		318	2	CIVIL PAPER	LAW	Reeder Pl	DAYTON	1/16/2025 21:58
MNS-25-001348		326, 343	2	MINOR IN POSESSION	LAW	Water St	DAYTON	1/17/2025 17:07
MNS-25-001351		334	2	CIVIL PAPER	LAW	Church St	DAYTON	1/17/2025 17:31
MNS-25-001353		318	2	SUSPICIOUS	LAW	Se Kreder Rd	DAYTON	1/17/2025 17:39
MNS-25-001377		326	4	FOLLOW UP	LAW	Water St	DAYTON	1/18/2025 0:17
MNS-25-001387		319	2	CIVIL PAPER	LAW	Church St	DAYTON	1/18/2025 11:15
MNS-25-001402		334	4	DETAIL	LAW	Ferry St	DAYTON	1/18/2025 14:00
MNS-25-001459		342	1	WEAPONS COMPLAINT	LAW	Se Kreder Rd	DAYTON	1/19/2025 9:19
MNS-25-001485		310, 330	1	DISTURBANCE	LAW	Maple St	DAYTON	1/19/2025 16:26
MNS-25-001496		329, 346	1	DISTURBANCE	LAW	7th St	DAYTON	1/19/2025 21:25
		335, 337,						
MNS-25-001557		341, 342	1	DISTURBANCE	LAW	Ferry St	DAYTON	1/21/2025 8:34
MNS-25-001587		337	3	TRAFFIC STOP	LAW	4th St / Alder St	DAYTON	1/21/2025 13:50
MNS-25-001622		303	3	TRAFFIC STOP	LAW	3rd St / Alder St	DAYTON	1/22/2025 4:38
MNS-25-001631		337	3	TRAFFIC STOP	LAW	7th St / Ferry St	DAYTON	1/22/2025 9:18
MNS-25-001641		337	2	MINOR IN POSESSION	LAW	Ferry St	DAYTON	1/22/2025 10:17
MNS-25-001654		337	2	ANIMAL NUISANCE	LAW	7TH ST	DAYTON	1/22/2025 11:46
MNS-25-001681		COS2	2	HARASSMENT	LAW	Se Kreder Rd	DAYTON	1/22/2025 15:44
MNS-25-001687	25YC0219	337	1	WELFARE CHECK	LAW	Maple St	DAYTON	1/22/2025 16:35
MNS-25-001709		343	1	BEHAVIORAL HEALTH CONCERN	LAW	Se Kreder Rd	DAYTON	1/22/2025 20:49
MNS-25-001730		326, 346	3	TRAFFIC STOP	LAW	Oak St / 3rd St	DAYTON	1/23/2025 5:26
MNS-25-001749		337	4	FOLLOW UP	LAW	Maple St	DAYTON	1/23/2025 9:47
MNS-25-001789	25YC0223	344	4	DHS	LAW	James Pl	DAYTON	1/23/2025 14:31
MNS-25-001793		337	4	FOLLOW UP	LAW	Maple St	DAYTON	1/23/2025 15:14
MNS-25-001850		306	2	AREA CHECK	LAW	Ferry St	DAYTON	1/24/2025 2:28
MNS-25-001884		323	2	ANIMAL NUISANCE	LAW	4th St	DAYTON	1/24/2025 14:39
MNS-25-001956		329	1	DISTURBANCE	LAW	7th St	DAYTON	1/25/2025 11:39
MNS-25-002044		303, 315	2	SUSPICIOUS	LAW	Se Kreder Rd	DAYTON	1/26/2025 10:25
MNS-25-002072		341, 342	2	AREA CHECK	LAW	Ferry St	DAYTON	1/27/2025 0:01
MNS-25-002081		303	3	TRAFFIC STOP	LAW	Se Kreder Rd	DAYTON	1/27/2025 6:51
MNS-25-002090		337	3	TRAFFIC STOP	LAW	3rd St	DAYTON	1/27/2025 8:34

DAYTON CFS
January 2025

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priority</u>	<u>Problem</u>	<u>Agency</u>	<u>Address</u>	<u>City</u>	<u>Response Date</u>
MNS-25-002098	25YC0254	316	4	DHS	LAW	Kallapuya St	DAYTON	1/27/2025 9:34
	25YC0255,							
MNS-25-002099	25YC0256	303, 337	3	TRAFFIC STOP	LAW	3rd St / Main St	DAYTON	1/27/2025 9:45
MNS-25-002113		303	4	DETAIL	LAW	Ferry St	DAYTON	1/27/2025 12:47
MNS-25-002115		337	2	RESTRAINING ORDER VIOL	LAW	Ashley Ct	DAYTON	1/27/2025 13:26
MNS-25-002122		337	4	FOLLOW UP	LAW	Ashley Ct	DAYTON	1/27/2025 14:46
MNS-25-002189	25YC0273	335, 337	1	TRESPASS NOW	LAW	Ferry St	DAYTON	1/28/2025 11:08
MNS-25-002232		343	2	NOISE	LAW	Mill St	DAYTON	1/28/2025 18:22
MNS-25-002238		343	2	ANIMAL NUISANCE	LAW	Maple St	DAYTON	1/28/2025 19:57
MNS-25-002263		337	3	TRAFFIC STOP	LAW	3rd St / Main St	DAYTON	1/29/2025 8:54
MNS-25-002319		337	3	FIELD INVESTIGATION	LAW	Church St	DAYTON	1/29/2025 14:06
MNS-25-002347		343	2	ANIMAL NUISANCE	LAW	Maple St	DAYTON	1/29/2025 18:33
MNS-25-002379		306	2	AREA CHECK	LAW	Ferry St	DAYTON	1/30/2025 2:19
MNS-25-002395		337	2	PARKING	LAW	Kallapuya St	DAYTON	1/30/2025 7:46
MNS-25-002397		337	4	FOLLOW UP	LAW	Barcelona Ct	DAYTON	1/30/2025 7:51
MNS-25-002414	25YC0286	337	2	CRIMINAL MISCHIEF	LAW	Ferry St	DAYTON	1/30/2025 11:13
MNS-25-002448		319, 346	2	CIVIL PAPER	LAW	Mill St	DAYTON	1/30/2025 16:54
MNS-25-002522	25YC0298	303	6	INFORMATION MISC	LAW	2nd St	DAYTON	1/31/2025 12:46
MNS-25-002526		329	3	TRAFFIC STOP	LAW	Se Kreder Rd	DAYTON	1/31/2025 13:39

DAYTON CFS
January 2025

Calls	Cases
113	17

		Contract Deputy(s)		Rural	
Civil Paper	10				
Audible Alarm	1	337	39	6	
Animal	7	0	0		
Area Check	5	0	0		
Agency Assist	3		39	6	74
Civil Complaint	1				
DHS	6				
Disturbance	5				
Domenstic Now	0				
Extra Patrol	0				
Field Investigation	2				
Follow Up	11				
Harassment	1				
Information Misc	3				
Noise	1				
Ordinance	2				
Suspicious	6				
Traffic Stop	16				
Warrant Service	0				
Welfare Check	3				

City of Dayton CFS
January 2024

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priority</u>	<u>Problem</u>	<u>Agency</u>	<u>Address</u>	<u>City</u>	<u>Response Date</u>
MNP-24-000707		328	2	ANIMAL NUISANCE	LAW	SE KREDER RD	DAYTON	1/8/2024 12:55
MNS-24-000006		332	3	TRAFFIC STOP	LAW	8th St / Main St	DAYTON	1/1/2024 0:38
MNS-24-000024		331	3	TRAFFIC STOP	LAW	Ferry St	DAYTON	1/1/2024 8:58
MNS-24-000033		303, 328, 331	2	SUSPICIOUS	LAW	Ferry St	DAYTON	1/1/2024 10:28
MNS-24-000054		331	4	EXTRA PATROL	LAW	Se Ash Rd / Flower Ln	DAYTON	1/1/2024 14:17
MNS-24-000063		331	3	TRAFFIC STOP	LAW	3rd St / Alder St	DAYTON	1/1/2024 15:34
MNS-24-000064		331	3	TRAFFIC STOP	LAW	Ferry St /7th St	DAYTON	1/1/2024 15:43
MNS-24-000072		331	3	TRAFFIC STOP	LAW	3rd St / Alder St	DAYTON	1/1/2024 16:13
MNS-24-000075	24YC0003	331	2	SEX CRIME MISC	LAW	Ash St	DAYTON	1/1/2024 16:18
MNS-24-000096		336	3	TRAFFIC STOP	LAW	5th St / Church St	DAYTON	1/1/2024 22:35
MNS-24-000099		336	3	FIELD INVESTIGATION	LAW	3rd St	DAYTON	1/1/2024 22:43
MNS-24-000100		314, 336	2	SUSPICIOUS	LAW	3rd St	DAYTON	1/1/2024 22:53
MNS-24-000131		331	2	HARASSMENT	LAW	Ashley Ct	DAYTON	1/2/2024 8:29
MNS-24-000142	24YC0013	337	4	DHS	LAW	Joel Palmer Wy	DAYTON	1/2/2024 9:30
MNS-24-000158		331	4	FOLLOW UP	LAW	5th St	DAYTON	1/2/2024 12:43
MNS-24-000175		331	1	ALARM AUDIBLE	LAW	Ferry St	DAYTON	1/2/2024 14:28
MNS-24-000182		337	2	HARASSMENT	LAW	Ferry St	DAYTON	1/2/2024 15:55
MNS-24-000229		341	4	FOLLOW UP	LAW	Flower Ln / Ash Ln	DAYTON	1/3/2024 8:01
MNS-24-000230		341	3	TRAFFIC STOP	LAW	FLOWER LN	DAYTON	1/3/2024 8:09
MNS-24-000232		331, 335, 341	3	FIELD INVESTIGATION	LAW	Alder St /3rd St	DAYTON	1/3/2024 8:27
MNS-24-000236		331	3	TRAFFIC STOP	LAW	Church St /4th St	DAYTON	1/3/2024 9:06
MNS-24-000278		331	4	EXTRA PATROL	LAW	Ash St / Se Ash Rd	DAYTON	1/3/2024 13:33
MNS-24-000290	24YC0024	331	1	WARRANT SERVICE	LAW	Ash St	DAYTON	1/3/2024 14:57
MNS-24-000309		346	2	CIVIL PAPER	LAW	Warmcombe Dr	DAYTON	1/3/2024 18:26
MNS-24-000312		346	4	EXTRA PATROL	LAW	Ash St / Flower St	DAYTON	1/3/2024 18:54
MNS-24-000315		346	3	TRAFFIC STOP	LAW	Ash St	DAYTON	1/3/2024 19:06
MNS-24-000337		346	2	NOISE	LAW	Church St / 11th St	DAYTON	1/3/2024 21:54
MNS-24-000360		331	4	FOLLOW UP	LAW	Ash St	DAYTON	1/4/2024 8:38
MNS-24-000377		331	2	NOISE	LAW	CHURCH ST	DAYTON	1/4/2024 10:24
MNS-24-000395		331	2	ANIMAL NUISANCE	LAW	FIR ST	DAYTON	1/4/2024 12:42
MNS-24-000420	24YC0034	331	2	ANIMAL NUISANCE	LAW	Church St	DAYTON	1/4/2024 15:08

City of Dayton CFS
January 2024

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priority</u>	<u>Problem</u>	<u>Agency</u>	<u>Address</u>	<u>City</u>	<u>Response Date</u>
MNS-24-000428	24YC0036	331	2	RESTRAINING ORDER VIOL	LAW	Mill St	DAYTON	1/4/2024 16:10
MNS-24-000471		318	1	MENTAL	LAW	Mill St	DAYTON	1/4/2024 20:53
MNS-24-000486		326	3	TRAFFIC STOP	LAW	Ferry St /3rd St	DAYTON	1/5/2024 8:06
MNS-24-000493		326	2	DUMPING	LAW	3rd St	DAYTON	1/5/2024 10:08
MNS-24-000543		318	1	DRIVING UNDER INFLUENCE	LAW	Ferry St	DAYTON	1/5/2024 18:18
MNS-24-000580	24YC0052	319, 330	1	DOMESTIC NOW	LAW	Ash St	DAYTON	1/6/2024 0:42
MNS-24-000584		332	2	CIVIL COMPLAINT	LAW	Ash St	DAYTON	1/6/2024 3:05
MNS-24-000601	24YC0056	326	2	NOISE	LAW	Countryside Ct	DAYTON	1/6/2024 13:24
MNS-24-000629			2	HARASSMENT	LAW	Ferry St	DAYTON	1/6/2024 17:43
MNS-24-000657		332, COS2	1	MENTAL	LAW	Mill St	DAYTON	1/7/2024 0:16
MNS-24-000660		332	2	NOISE	LAW	Ash St	DAYTON	1/7/2024 4:10
MNS-24-000675		328	1	WELFARE CHECK	LAW	Church St	DAYTON	1/7/2024 11:16
MNS-24-000688		328	2	CIVIL COMPLAINT	LAW	Ash St	DAYTON	1/7/2024 14:19
MNS-24-000713		336, COS	1	MENTAL	LAW	Mill St	DAYTON	1/7/2024 23:20
MNS-24-000749	24YC0078	331	2	THEFT	LAW	Ferry St	DAYTON	1/8/2024 10:27
MNS-24-000759	24YC0082	331	2	ANIMAL NUISANCE	LAW	9TH ST	DAYTON	1/8/2024 11:36
MNS-24-000771			3	FIELD INVESTIGATION	LAW	Ferry St	DAYTON	1/8/2024 13:32
MNS-24-000805		331	4	FOLLOW UP	LAW	Church St	DAYTON	1/8/2024 16:52
MNS-24-000840		COS	1	MENTAL	LAW	Mill St	DAYTON	1/9/2024 1:43
MNS-24-000874		DPWKS	2	TRAFFIC HAZARD	LAW	Se Ash Rd / Ash St	DAYTON	1/9/2024 10:11
MNS-24-000883		331	2	ANIMAL NUISANCE	LAW	Ashley Ct	DAYTON	1/9/2024 11:21
MNS-24-000899		328	4	FOLLOW UP	LAW	Ferry St /3rd St	DAYTON	1/9/2024 13:24
MNS-24-000933		331	4	FOLLOW UP	LAW	Church St	DAYTON	1/9/2024 17:28
		302, 326, 334, 335, 337, 8015, 8034, 8045						
MNS-24-000975			2	CIVIL COMPLAINT	LAW	Kallapuya St	DAYTON	1/10/2024 10:17
MNS-24-001048		326	4	FOLLOW UP	LAW	Ferry St	DAYTON	1/11/2024 9:08
MNS-24-001056		331	3	TRAFFIC STOP	LAW	Ferry St	DAYTON	1/11/2024 9:44
MNS-24-001059		331	1	WELFARE CHECK	LAW	Alder St	DAYTON	1/11/2024 10:24
MNS-24-001060		331	2	ANIMAL NUISANCE	LAW	Ferry St	DAYTON	1/11/2024 11:09
MNS-24-001062	24YC0108	331	3	FIELD INVESTIGATION	LAW	Ferry St	DAYTON	1/11/2024 11:12
MNS-24-001065		331	3	TRAFFIC STOP	LAW	RD ST / MILL ST	DAYTON	1/11/2024 11:55

City of Dayton CFS
January 2024

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priority</u>	<u>Problem</u>	<u>Agency</u>	<u>Address</u>	<u>City</u>	<u>Response Date</u>
MNS-24-001078		331	3	TRAFFIC STOP	LAW	3rd St / Alder St	DAYTON	1/11/2024 14:33
MNS-24-001083		331	3	TRAFFIC STOP	LAW	3rd St / Alder St	DAYTON	1/11/2024 14:48
		302, 304, 318, 319, 24YC0111 331, 335, 24YC0112 OSP2	1	STOLEN VEHICLE	LAW	FERRY ST	DAYTON	1/11/2024 15:02
MNS-24-001085	24YC0123	313	4	DHS	LAW	Ferry St	DAYTON	1/12/2024 10:11
MNS-24-001163		332	2	HARASSMENT	LAW	Ferry St	DAYTON	1/12/2024 15:18
MNS-24-001187		318, 332	2	CIVIL COMPLAINT	LAW	Ferry St	DAYTON	1/12/2024 18:40
MNS-24-001200		318, 332	2	SUSPICIOUS	LAW	Ferry St /7th St	DAYTON	1/12/2024 20:46
MNS-24-001213		318	1	ALARM AUDIBLE	LAW	7th St	DAYTON	1/12/2024 22:33
MNS-24-001230	24YC0136	328	2	RESTRAINING ORDER VIOL	LAW	Ferry St	DAYTON	1/13/2024 9:48
MNS-24-001256		303	2	TRAFFIC HAZARD	LAW	8th St /Ash St	DAYTON	1/13/2024 12:52
MNS-24-001262		303	2	SUSPICIOUS	LAW	5th St / Ferry St	DAYTON	1/13/2024 13:20
MNS-24-001269		328	2	TRAFFIC COMP MISC	LAW	Ash St	DAYTON	1/13/2024 14:21
MNS-24-001274		328	2	ANIMAL ABUSE	LAW	4TH ST	DAYTON	1/13/2024 15:20
MNS-24-001320		328	2	CIVIL COMPLAINT	LAW	Ferry St	DAYTON	1/14/2024 10:03
MNS-24-001339		328	1	TRESPASS NOW	LAW	Ferry St	DAYTON	1/14/2024 16:05
MNS-24-001374	24YC0139	331, 340	3	TRAFFIC STOP	LAW		DAYTON	1/15/2024 10:33
MNS-24-001437		331	4	FOLLOW UP	LAW	Mill St	DAYTON	1/16/2024 9:15
MNS-24-001476		332	2	CIVIL COMPLAINT	LAW	ASH ST	DAYTON	1/16/2024 19:14
MNS-24-001477		332	1	DRIVING UNDER INFLUENCE	LAW	Ferry St	DAYTON	1/16/2024 19:44
MNS-24-001485		302	3	TRAFFIC STOP	LAW	Se Kreder Rd	DAYTON	1/17/2024 4:45
MNS-24-001519		331	2	BURGLARY	LAW	Ferry St	DAYTON	1/17/2024 15:45
MNS-24-001559		331	4	FOLLOW UP	LAW	Ferry St	DAYTON	1/18/2024 9:32
MNS-24-001564		PO62	3	FIELD INVESTIGATION	LAW	Mill St	DAYTON	1/18/2024 10:08
MNS-24-001576		331	4	FOLLOW UP	LAW	Ferry St	DAYTON	1/18/2024 12:42
MNS-24-001577		331	2	ANIMAL NUISANCE	LAW	Ferry St	DAYTON	1/18/2024 13:21
MNS-24-001581	24YC0159	331	4	ORDINANCE	LAW	Ferry St	DAYTON	1/18/2024 14:10
MNS-24-001600		331	4	ORDINANCE	LAW	Ferry St	DAYTON	1/18/2024 16:36
		315, 318, 24YC0160 331, 332	1	WARRANT SERVICE	LAW	Ferry St	DAYTON	1/18/2024 17:12
MNS-24-001612		331	2	ANIMAL NUISANCE	LAW	Barcelona Ct	DAYTON	1/18/2024 17:29

City of Dayton CFS
January 2024

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priority</u>	<u>Problem</u>	<u>Agency</u>	<u>Address</u>	<u>City</u>	<u>Response Date</u>
MNS-24-001613		331	4	FOLLOW UP	LAW	Ferry St	DAYTON	1/18/2024 17:30
MNS-24-001617		332	2	ANIMAL ABUSE	LAW	Alder St	DAYTON	1/18/2024 18:25
MNS-24-001624		318	3	TRAFFIC STOP	LAW	7th St	DAYTON	1/18/2024 20:09
MNS-24-001631		302	2	TRAFFIC HAZARD	LAW	3rd St	DAYTON	1/18/2024 21:27
MNS-24-001639	24YC0161	318, 332	1	DOMESTIC NOW	LAW	WARMSCOMBE DR	DAYTON	1/18/2024 22:24
MNS-24-001672		303	2	CIVIL PAPER	LAW	Ash St	DAYTON	1/19/2024 10:14
MNS-24-001678			2	CIVIL COMPLAINT	LAW	Ash St / Flower St	DAYTON	1/19/2024 11:20
MNS-24-001689		335	2	FRAUD	LAW	7th St	DAYTON	1/19/2024 12:57
MNS-24-001778		329	3	TRAFFIC STOP	LAW	4th St / Ferry St	DAYTON	1/20/2024 10:02
MNS-24-001779	24YC0172	328, 329	1	WARRANT SERVICE	LAW	3rd St / Main St	DAYTON	1/20/2024 10:12
MNS-24-001826		336	2	JUVENILE ABUSE NEGLECT	LAW	Se Kreder Rd	DAYTON	1/20/2024 19:36
MNS-24-001846	24YC0181	310, 314	3	TRAFFIC STOP	LAW	Ferry St	DAYTON	1/21/2024 4:30
MNS-24-001974		331	2	ANIMAL NUISANCE	LAW	Ashley Ct	DAYTON	1/22/2024 14:34
MNS-24-001977		331	2	HARASSMENT	LAW	Ashley Ct	DAYTON	1/22/2024 14:50
MNS-24-001982		337	4	FOLLOW UP	LAW	Mill St	DAYTON	1/22/2024 14:59
MNS-24-001995		331	4	FOLLOW UP	LAW	Ashley Ct	DAYTON	1/22/2024 16:20
MNS-24-002005		331	2	HARASSMENT	LAW	3rd St	DAYTON	1/22/2024 18:02
MNS-24-002008		315	4	FOLLOW UP	LAW	3rd St	DAYTON	1/22/2024 18:45
MNS-24-002012		315, 332 326, 331,	1	THEFT NOW	LAW	7th St	DAYTON	1/22/2024 20:41
MNS-24-002039	24YC0202	335, 338	1	DOMESTIC NOW	LAW	Palmer Ln	DAYTON	1/23/2024 12:10
MNS-24-002054		337	2	HARASSMENT	LAW	Joel Palmer Wy	DAYTON	1/23/2024 15:30
MNS-24-002091		317	3	FIELD INVESTIGATION	LAW	3rd St	DAYTON	1/24/2024 3:06
MNS-24-002119		326	2	PARKING	LAW	4th St / Ferry St	DAYTON	1/24/2024 11:55
MNS-24-002120		337	2	HIT AND RUN	LAW	4th St / Ferry St	DAYTON	1/24/2024 12:16
MNS-24-002128		331	3	TRAFFIC STOP	LAW	3rd St / Alder St	DAYTON	1/24/2024 13:49
MNS-24-002130		331	3	TRAFFIC STOP	LAW	ALDER ST / 3ST	DAYTON	1/24/2024 14:25
MNS-24-002138		331	2	CIVIL PAPER	LAW	Ash St	DAYTON	1/24/2024 15:15
MNS-24-002183		BCAST	1	RECKLESS DRIVER	LAW	Se Kreder Rd	DAYTON	1/24/2024 22:22
MNS-24-002231		331	2	CIVIL PAPER	LAW	ASH ST	DAYTON	1/25/2024 11:42
MNS-24-002238		331	3	TRAFFIC STOP	LAW	3rd St / Alder St	DAYTON	1/25/2024 13:08
MNS-24-002253		318, 331	2	CIVIL PAPER	LAW	Ferry St	DAYTON	1/25/2024 14:59
MNS-24-002271		331	3	FIELD INVESTIGATION	LAW	Alder St /4th St	DAYTON	1/25/2024 16:44

City of Dayton CFS
January 2024

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Priority</u>	<u>Problem</u>	<u>Agency</u>	<u>Address</u>	<u>City</u>	<u>Response Date</u>
		314, 318,						
MNS-24-002310	24YC0231	336, 339	1	TRF COLLISION NON INJ	LAW	Ash St /9th St	DAYTON	1/25/2024 22:53
MNS-24-002339		PO35	3	FIELD INVESTIGATION	LAW	Rodeo Dr	DAYTON	1/26/2024 9:21
MNS-24-002353		329	1	TRF COLLISION NON INJ	LAW	8th St /Ash St	DAYTON	1/26/2024 12:30
MNS-24-002371	24YC0241	313	4	DHS	LAW	Ferry St	DAYTON	1/26/2024 14:36
MNS-24-002412		336	3	TRAFFIC STOP	LAW	Ferry St / Flower St	DAYTON	1/26/2024 20:57
MNS-24-002413		336	3	TRAFFIC STOP	LAW	Ferry St	DAYTON	1/26/2024 21:05
MNS-24-002468		328, 8015	1	WARRANT SERVICE	LAW	7th St	DAYTON	1/27/2024 14:43
MNS-24-002498		318, 336	1	ALARM AUDIBLE	LAW	Ferry St	DAYTON	1/27/2024 22:31
MNS-24-002566		326	3	TRAFFIC STOP	LAW	Ferry St /4th St	DAYTON	1/29/2024 7:44
MNS-24-002587		331	3	TRAFFIC STOP	LAW	3rd St / Alder St	DAYTON	1/29/2024 12:04
MNS-24-002604		322	3	TRAFFIC STOP	LAW	9th St / Church St	DAYTON	1/29/2024 14:06
MNS-24-002616		322	3	TRAFFIC STOP	LAW	Ferry St	DAYTON	1/29/2024 14:57
MNS-24-002619		BCAST4	1	RECKLESS DRIVER	LAW	Ferry St	DAYTON	1/29/2024 15:11
MNS-24-002627			1	TRF COLLISION UNKNOWN INJURIES	LAW	45°14'28.8"n / 123°07'42.29"w	DAYTON	1/29/2024 15:53
MNS-24-002629		331	3	TRAFFIC STOP	LAW	Ferry St /6th St	DAYTON	1/29/2024 17:04
MNS-24-002633		331	3	TRAFFIC STOP	LAW	Ferry St / Flower St	DAYTON	1/29/2024 17:41
MNS-24-002682		337	6	INFORMATION MISC	LAW	Ferry St	DAYTON	1/30/2024 9:27
MNS-24-002724		331	3	TRAFFIC STOP	LAW	3rd St / Alder St	DAYTON	1/30/2024 15:30
MNS-24-002741	24YC0291	302, 317	1	DOMESTIC NOW	LAW	Alder St	DAYTON	1/30/2024 19:17
MNS-24-002745		332	1	WEAPONS COMPLAINT	LAW	Se Kreder Rd	DAYTON	1/30/2024 20:09
MNS-24-002764	24YC0297	337	4	DHS	LAW	Barcelona Ct	DAYTON	1/31/2024 7:18
MNS-24-002793		322, 331	1	MISSING PERSON	LAW	FERRY ST	DAYTON	1/31/2024 13:05
MNS-24-002800		331	4	FOLLOW UP	LAW	Church St	DAYTON	1/31/2024 13:44
		318, 322,						
MNS-24-002806		331	3	TRAFFIC STOP	LAW	Ferry St	DAYTON	1/31/2024 14:15
MNS-24-002810		331	3	TRAFFIC STOP	LAW	9th St / Ferry St	DAYTON	1/31/2024 14:50
113	19 TOTALS							

Description	Commercial	Hydrant	None	Other	Public	Residential	Totals
Water Usage	94,828	0	0	0	49,385	507,880	652,093

Description	Commercial	Hydrant	None	Other	Public	Residential	Totals
Water Amount	7,741.43	98.87	-	-	5,769.25	56,302.94	69,912.49
Sewer Amount	5,583.30	-	-	-	3,230.25	61,622.08	70,435.63
Misc Amount	-	-	-	-	-	205.00	205.00
Backflow Amount	150.00	-	-	-	30.00	2,640.00	2,820.00
NSFCheck Amount	36.00	-	-	-	-	72.00	108.00
Late Chrg Amount	40.00	-	-	-	-	1,340.00	1,380.00
Total Charges:	13,550.73	98.87	-	-	9,029.50	122,182.02	144,861.12

Description	Commercial	Hydrant	None	Other	Public	Residential	Totals
Previous Balance	19,272.38	50.00	-	-	7,896.25	137,761.39	164,980.02
Payments	11,198.74-	50.00-	-	-	8,042.40-	99,839.59-	119,130.73-
Contract Adjustments	-	-	-	-	-	-	-
Assistance Applied	-	-	-	-	-	-	-
Deposits Applied	-	-	-	-	-	145.95-	145.95-
Interest Applied	-	-	-	-	-	-	-
Balance Transfers	-	-	-	-	-	-	-
Balance Write-offs	-	-	-	-	-	-	-
Reallocations	-	-	-	-	-	-	-
Total Charges	13,550.73	98.87	-	-	9,029.50	122,182.02	144,861.12
Current Balance:	21,624.37	98.87	-	-	8,883.35	159,957.87	190,564.46

Year To Date: 07/01/2024 - 02/28/2025

Description	Commercial	Hydrant	None	Other	Public	Residential	Totals
Water Usage	1,026,118	93,600	0	1	487,691	5,330,545	6,937,955

Description	Commercial	Hydrant	None	Other	Public	Residential	Totals
Water Amount	78,101.98	3,154.87	-	-	52,212.25	521,459.36	654,928.46
Sewer Amount	37,202.58	-	-	-	20,023.27	412,816.36	470,042.21
Misc Amount	-	-	-	-	-	2,239.26	2,239.26
Backflow Amount	150.00	-	-	-	30.00	2,640.00	2,820.00
NSFCheck Amount	72.00	-	-	-	-	612.00	684.00
Late Chrg Amount	350.00	30.00	-	-	20.00	9,500.00	9,900.00
Total Charges:	115,876.56	3,184.87	-	-	72,285.52	949,266.98	1,140,613.93

Description	Commercial	Hydrant	None	Other	Public	Residential	Totals
Previous Balance	26,319.26	845.00	-	90.00	10,142.90	145,331.15	182,728.31
Payments	120,571.45-	3,931.00-	-	90.00-	73,545.07-	931,616.08-	1,129,753.60-
Contract Adjustments	-	-	-	-	-	-	-
Assistance Applied	-	-	-	-	-	-	-
Deposits Applied	-	-	-	-	-	3,024.18-	3,024.18-

Description	Commercial	Hydrant	None	Other	Public	Residential	Totals
Interest Applied	-	-	-	-	-	-	-
Balance Transfers	-	-	-	-	-	-	-
Balance Write-offs	-	-	-	-	-	-	-
Reallocations	-	-	-	-	-	-	-
Total Charges	115,876.56	3,184.87	-	-	72,285.52	949,266.98	1,140,613.93
Current Balance:	21,624.37	98.87	-	-	8,883.35	159,957.87	190,564.46

To: Honorable Mayor and City Councilors

From: Jason Shirley

Through: Jeremy Caudle, City Manager

Issue: Code Enforcement Report

Date: February 26, 2025

Code Enforcement Topic Counts

For Date Period From 01/27/2025 Through 02/26/2025

Topic	Count
Property Management	2
Business Registration	1
Tall Grass and Weeds	1
Inoperable Vehicles	1
Animals	1
Total	6

MEETINGS & EVENTS MARCH - APRIL - MAY



SUN	MON	TUE	WED	THUR	FRI	SAT
			MARCH			1
21	3 	4 	5 	6	7	8
9	10	11 	12 	13 	14	15
16	17	18 	19 	20	21	22
23	24	25 	26 	27	28	29
30	31	1 	2 	APRIL		
6	7 	8 	9 	10 	11	12
13	14	15 	16 	17	18	19
20	21	22 	23 	24	25	26
27	28	29 	30	MAY		
4 	5 	6 	7 	8 	9 	10
11	12	13 	14 	15 	16	17
COMMUNITY WIDE FREE SWAP - COMMUNITY CENTER PARKING LOT						
18	19	20 	21 	22	23	24
25	26 	27 	28 	29	30	31

City Hall Annex - 418 Ferry St

Events Center - 606 4th St

MARCH

- **03:** City Council Meeting, City Hall Annex, 6:30 p.m.
- **04:** English Class, Library, 6:00 p.m.
- **05:** Street Sweeping
- **11:** English Class, Library, 6:00 p.m.
- **12:** Historic Preservation Committee, Zoom, 6:30 p.m.
- **13:** Planning Commission, City Hall Annex, 6:30 p.m.
- **18:** English Class, Library, 6:00 p.m.
- **18:** DCDA Meeting, Events Center, 6:30 p.m.
- **19:** Street Sweeping
- **25:** English Class, Library, 6:00 p.m.
- **26:** Events Committee Meeting, City Hall Annex, 6:00 p.m.

APRIL

- **01:** English Class, Library, 6:00 p.m.
- **02:** Street Sweeping
- **07:** City Council Meeting, City Hall Annex, 6:30 p.m.
- **08:** English Class, Library, 6:00 p.m.
- **09:** Historic Preservation Committee, Zoom, 6:30 p.m.
- **10:** Planning Commission, City Hall Annex, 6:30 p.m.
- **15:** English Class, Library, 6:00 p.m.
- **15:** DCDA Meeting, Events Center, 6:30 p.m.
- **16:** Street Sweeping
- **22:** English Class, Library, 6:00 p.m.
- **23:** Events Committee Meeting, City Hall Annex, 6:00 p.m.
- **29:** English Class, Library, 6:00 p.m.

MAY

- **04:** Cinco de Mayo, Courthouse Square Park, 12:00 p.m. - 5:00 p.m.
- **05:** City Council Meeting, City Hall Annex, 6:30 p.m.
- **06:** Budget Committee Meeting, City Hall Annex, 6:30 p.m.
- **06:** English Class, Library, 6:00 p.m.
- **07:** Street Sweeping
- **08:** Planning Commission, City Hall Annex, 6:30 p.m.
- **09:** City-Wide Garage Sale
- **10:** City-Wide Garage Sale
- **11 - 16:** Community Free Swap, Events Center Parking Lot
- **13:** English Class, Library, 6:00 p.m.
- **14:** Historic Preservation Committee, Zoom, 6:30 p.m.
- **15:** Budget Committee Meeting, City Hall Annex, 6:30 p.m.
- **17:** City-Wide Clean Up, Behind City Hall, 8:00a.m. - 12:00 p.m.
- **20:** English Class, Library, 6:00 p.m.
- **20:** DCDA Meeting, Events Center, 6:30 p.m.
- **21:** Street Sweeping
- **26:** Memorial Day - Offices Closed
- **27:** English Class, Library, 6:00 p.m.
- **27:** Budget Committee Meeting, City Hall Annex, 6:30 p.m.
- **28:** Events Committee Meeting, City Hall Annex, 6:00 p.m.