

**TOWN OF GARFIELD
PLANNING COMMISSION MEETING MINUTES
OCTOBER 27, 2008**

CALL TO ORDER: Chairman Phil Weagraff called the public hearing to order at 6:10 PM.

ROLL CALL: Andrew Flodin, Tammy Howard, Kevin Pickron, Tami Southern, Damon Vassar, Phil Weagraff and Planning Commission Secretary Annie Pillers.

ZONING CODE UPDATE CONSIDERATIONS:

1. Duplex

Kevin Pickron pointed out the current code has duplex defined in the definitions but it doesn't allow for them in the actual zones. Single family residences are listed. The commission talked about what zones would be appropriate for duplexes. Kevin thought duplexes would likely fit under FI (Farming/Industrial). Tammy Howard thought with the larger lots designated in the Ag Zones, maybe duplexes would not be in the Ag Zones. Kevin talked about having duplexes as a conditional use therefore providing checks and balances. Parking was noted as an important consideration for duplexes.

Annie Pillers asked for general clarification from the Planning Commission noting multiple family dwellings are listed as a conditional use under R1, R2 and R3. She it was possible a duplex could be considered a multiple family dwelling. Planning Commission consensus was that a multiple family dwelling is a duplex, triplex or multi-plex.

2. Rebuild of Damaged House

Kevin asked for clarification about the ability for a citizen to rebuild a house on an existing 50'x 100' lot after damaged by fire. His concern was with the new lot size requirements and square foot requirements. It was thought the new lot size requirement of 10,000 sf related to newly platted lots, not existing lots. Also, likely the change in square foot to include both upstairs and downstairs would provide more flexibility. Annie agreed to get confirmation on this for the commission.

3. Home Businesses

Kevin asked if a home business can be started and allow use of the front room for selling. The commission agreed, this was possible. It was noted, currently home occupation is a conditional use in Residential Zones and Ag Zones, but likely people don't even know they need to get a conditional use permit.

4. Wind Turbines

Kevin asked about the members' thoughts on wind turbines. He clarified the Whitman County ordinance would not apply to Garfield. He indicated since there was no ordinance, the commission may want to talk about this at some point. Kevin received a copy of the Whitman County proposal. Phil agreed to look it over. Kevin talked about of incentive use or goals and objectives for town. Phil and Kevin agreed likely the structural regulations column in the zoning code would be the primary zoning section.

5. Noise Control - animals

The commission briefly talked about noise control related to animals, and specifically roosters. Annie confirmed there is an animal ordinance and noise ordinance. The noise ordinance is specific to amplified sound, not animals. Joe Merry would be contacted about any historical issues with animal noise problems.

In addition to the discussion above, Annie offered to make a list of inconsistencies she was aware of in administering the zoning code.

Phil suggested setting a time for a findings of fact meeting to make recommendations to the council regarding zoning inconsistencies, the duplex/multiple family dwelling definition and wind turbines (structural regulations). He also noted a date needed to be set for hearing the variance of Lee Taylor. Tuesday, November 18th at 7:00 PM was suggested.

APPROVAL OF MINUTES:

Kevin Pickron **MOVED** that minutes of the public hearing and planning commission meeting of October 20, 2008, be approved as written. Tami Southern seconded the motion and the motion carried unanimously.

ADJOURNMENT:

Kevin Pickron **MOVED** to adjourn the meeting at 6:50 p.m. Tami Southern seconded the motion and the motion carried unanimously.

NEXT MEETING: Tuesday, November 18th, 7:15 PM following the Board of Adjustment Meeting at 7:15 pm.

Approved:

ATTEST:

Phil Weagraff, Chairman

Annie Pillers, Clerk/Treasurer