

**TOWN OF GARFIELD  
PLANNING COMMISSION MEETING MINUTES - DRAFT  
NOVEMBER 18, 2008**

**CALL TO ORDER:** Tammy Howard called the public hearing to order at 7:15 PM.

**ROLL CALL:** Andrew Flodin, Tammy Howard, Kevin Pickron, Tami Southern, Damon Vassar, Phil Weagraff (7:30) and Planning Commission Secretary Annie Pillers.

**APPROVAL OF MINUTES:** Kevin Pickron **MOVED** to approve the Planning Commission Minutes of October 27, 2008. Tami Southern seconded the motion and the motion carried unanimously.

Annie Pillers noted the minutes of the Board of Adjustment Hearing for Michael Gilbreath accidentally showed commission member Paul Hendrickson both present and absent. He was not present for that hearing.

**ZONING CODE UPDATE CONSIDERATIONS:**

The Planning Commission talked about uses, definitions and proper zones for apartments, duplexes, and multiple family dwellings. Andrew Flodin noted the footprint of a duplex would likely be the same size as a single family residence. It was thought a multi-family residence was 3 or more. It was agreed these uses could be addressed through proper zoning and use of conditional use requirements for multiple family structures.

It was clarified lot sizes in R-1 were changed to 10,000 square feet but the zoning code is yet to be updated.

The Planning Commission reviewed the following items:

**24.04.060 – DEFINITIONS**

Change –

**ACCESSORY BUILDINGS.** Currently reads - Any structure incidental, appropriate, and subordinate to the main use of the property, and located on the same lot, or in the same building as the main use. Change to add “attached to” the same building and strike “in” the same building. Proposed – “Any structure incidental, appropriate, and subordinate to the main use of the property, and located on the same lot, or **attached to** the same building as the main use.”

**COTTAGE INDUSTRY.** Currently reads - A business conducted from an accessory building of a residence, provided that no more than two outside individuals are employed at any given time. The business must be owned and operated by the person or persons living in the residence. Replace “business” with “commercial activity”. Proposed - A **commercial activity** conducted from an accessory building of a residence, provided that no more than two outside individuals are employed at any given time. The business must be owned and operated by the person or persons living in the residence.

HOME OCCUPATION. Currently reads - An accessory use of a service character conducted within a dwelling by the residents thereof, which is clearly secondary to the dwellings use for living purposes and does not change the dwelling's character. Change to add "with no more than 2 outside employees."

Proposed - "An accessory use of a service character conducted within a dwelling by the residents thereof, **with no more than 2 outside employees**, which is clearly secondary to the dwellings use for living purposes and does not change the dwelling's character."

MOBILE, MANUFACTURED, OR MODULAR HOME. Proposed – change as needed to meet current state statutes. Annie Pillers will follow up with Stephen Bishop.

Add –

MULTIPLE FAMILY DWELLING: A dwelling unit containing 3 or more units or containing 3 or more families.

WIND TURBINES – Phil Weagraff read from Whitman County's definition of wind turbines and setback requirements and fencing. The commission talked about if wind turbines were allowed in town, what would be the best zones. There was discussion of either in AG-2 or AG-3 as a conditional use. Phil suggested a minimum area of 5 acres. It was noted the turbine base requirement would vary if it was for commercial use versus personal use. Setbacks discussed included 50 feet or at least 20 feet from the fence line. The commission agreed further research was needed on wind turbines, setback requirements from the base, footprint and height restrictions, etc. Phil Weagraff would follow up with Michael Carlton, a local distributor of wind turbines.

### **Outright Uses**

C – Currently reads - Raising and/or of animals with restrictions – Refer to Animal Ordinance. Strike "and/or". Proposed – "**Raising of animals with restrictions – Refer to Animal Ordinance.**"

D – Currently reads - Accessory structures such as but not limited to barns and outlying sheds appropriate and incidental to permitted use of property. Strike "structures such as but not limited to barns and outlying sheds appropriate and incidental to permitted use of property" and add buildings. Proposed – "**Accessory buildings**"

E – Currently reads - 1 or 2 family dwellings. Strike "or 2 family dwelling". Proposed - "**1 family dwelling or duplex.**" Consider allowing E outright use in all three residential zones.

Q – Currently reads - Industrial uses, etc. Strike "etc." Proposed – "**Industrial uses.**" Phil Weagraff suggested leaving industrial uses in both lists of outright uses and conditional uses and let the zone define the use.

### **Conditional Uses**

a. Currently reads - Home occupation in home with no more than two outside employees. Strike "in home with no more than two outside employees." Proposed – "**Home occupation**"

n. Currently reads - Industrial uses not permitted outright. Strike “not permitted outright.” Proposed – “**Industrial uses.**” Phil Weagraff suggested leaving industrial uses in both lists of outright uses and conditional uses and let the zone define the use.

## **ZONES**

Tammy Howard noted there was a variety of lettering/formatting problems within the zone descriptions. It was agreed these would be cleaned up with the changes to be made. Tammy noted the following: F1-2 Q and R in Outright Uses are mismarked, R-1 S and T in Conditional Uses are in the wrong order and R-2 G Animals for profit should read Animals for sale.

Kevin Pickron asked about the existing mobile home park as it relates to zoning. The only zone that currently allows for mobile home parks as a Conditional Use (i) is R-3 but the existing mobile home park is in R-1. The question raised was if the existing mobile home park was currently grandfathered in the zoning code. Clarification would be sought on this matter.

FI-2 Setback Requirements – Add “**15 ft. setback from adjacent property lines for commercial and residential uses.**”

R-2 Conditional Uses – Currently reads - “g. Animals for profit’. Replace profit with “sale”. Proposed – “g. **Animals for sale**”

Uncovered Space Requirements – There was some uncertainty as to the exact application of this. Annie Pillers was asked to get a definition for uncovered space requirements.

Phil Weagraff asked that Stephen Bishop review the proposed changes for any legal considerations and then a public hearing for community input scheduled. He noted once the public hearing was held, the Planning Commission could adopt their findings of fact and send them forward to the Town Council.

**ADJOURNMENT:** Kevin Pickron **MOVED** to adjourn the meeting at 8:33 p.m. Tami Southern seconded the motion and the motion carried unanimously.