

TOWN OF GARFIELD

COMPREHENSIVE PLAN

JUNE 2011

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TOWN OF GARFIELD COMPREHENSIVE PLAN JUNE 2011

INTRODUCTION

PURPOSE

The Garfield Comprehensive Plan provides a sense of direction for community members who want to preserve the attractive quality of life found in Garfield, while accommodating development and change. It can also be used by those seeking information about housing, population, public services and facilities, the economy, and capital expenditures. This plan looks to Garfield's future. Foresight into the future of Garfield is important as it provides sufficient time for planning of services, budgeting necessary expenditures, and programming actions by interested citizens and local, state and federal agencies, to insure that the future of Garfield meets the needs and expectations of its residents.

PROCESS

This plan has been developed as a package covering three time frames: Garfield's past, present and future. Past occurrences helped to provide explanations for present conditions, while past experiences provide supporting evidence when weighing future development decisions. Present conditions, combined in one report such as this, allow the many different aspects of Garfield to be seen together. This benefits the reader by portraying a single entity, the Town, derived from its elements. Future concerns are determined by assessing existing conditions, which leads to the identification of needs, and by soliciting community-formed long range aspirations or goals.

TIMEFRAME

A plan's usefulness or utility remains as long as the conditions under which it was developed continue. This plan anticipates that Garfield's population level would remain the same or increase slightly. If Garfield, for some reason, experiences a large increase in resident population during the next decade, the plan will be reconstructed to reflect the resulting change in development patterns. Public opinion may change, outdating goals. Therefore, the plan should be re-evaluated from time to time to determine if it continues to reflect the values of Garfield's residents. The plan is a policy compendium reflecting the community's attitudes at the time of the plan's formation.

HOW TO USE THIS PLAN

The plan is organized by elements, beginning with environment and population, then focusing upon economy, housing, land use, transportation and community facilities and services. Goals and objectives are presented at the start of each section to be considered as guidelines for future land use decisions. Each goal and set of objectives is followed by a discussion explaining how they are derived, why they are important and what they are meant to do.

ENVIRONMENTAL INFORMATION

It is important to know the existing environment of a Town to understand the impacts of proposed goals and policies stated throughout this plan. The Environmental Section will provide a brief review of current information concerning the geology, topography, hydrology, soils, climate, vegetation and wildlife of the Town and surrounding countryside.

GENERAL DESCRIPTION

The town of Garfield is situated along Silver Creek, with development occurring both in the flatlands and along hills facing north, east and south. Its elevation above sea level begins at 2,267 feet in the flatlands and ascends to 2,560 feet at the outermost limit of residential development. Vegetation occurring within Garfield's Town limits consists of large coniferous and deciduous trees, ornamental shrubbery and native grasses.

GEOLOGY

The land upon which the town of Garfield rests is similar to that of the surrounding region. Deep productive soils rest upon layers of basalt. This basalt, the result of volcanic activity in Washington, can be seen outcropping along steep slopes, road cuts, or where streams have eroded the soil cover. Beneath this dense basalt floor lie the crystalline rocks: quartzite, graphite, and schist among others. Remnants of this crystalline rock formation can be seen by viewing the nearby Steptoe and Kamiak Buttes. These buttes are peaks of once dominating quartzite mountains.

GROUND WATER

Ground water is an important consideration in this plan, as it is the only water source supplying the domestic needs of Garfield. The several layers of basalt, because of their porosity and thickness, form an aquifer which stores and distributes water. The aquifer is recharged by percolation of precipitation (downward movement of water through the soil) or by horizontal movement of water through the large river of basalt from the east to the west. "The water supply would support growth and system connections would allow 10% growth as of 2011." The Town has two operating wells with a capacity of 875 gallons per minute. Water rights are for 600 acre feet per year.

SURFACE WATER

The only surface water of significance is that which occurs during peak flow of Silver Creek. Silver Creek enters Garfield at the town's eastern limits, and exits to the southwest. Because it is an intermittent system it carries water when rainfall and the resulting runoff are high and is then dry for the remainder of the year. Garfield now qualifies for insurance under the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973, designated by the Federal Insurance Administration. Map 2 shows the flood plain as identified by the Federal Insurance Administration. Regulations for development within the Silver Creek Flood Plain are provided in Chapter 22.14 of the Town Municipal Codes.

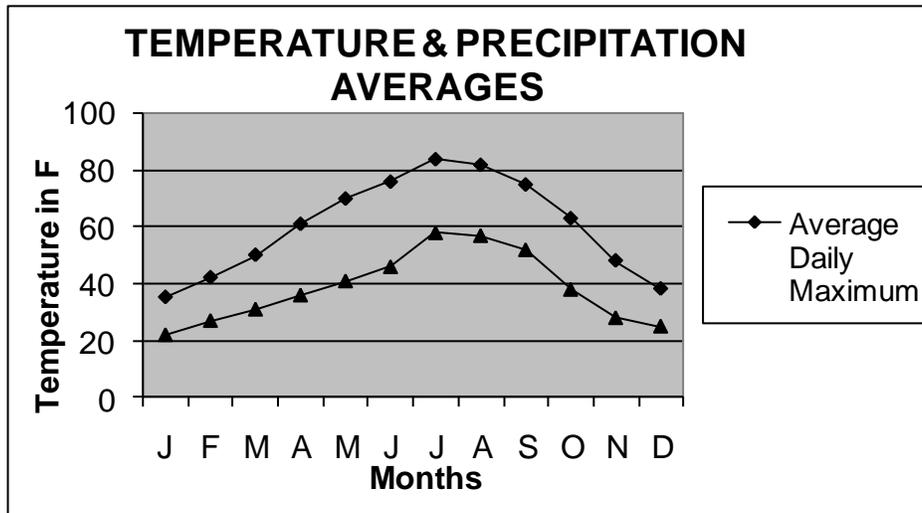
SOILS

Soils making up the surficial landscape of Garfield are Palouse, Thatuna, Naff, Cladwell and Narcisse silt loams, and Gwin-Tucannon soils. Map 3 shows the location of these soil types. Palouse, Thatuna and Naff silt loams are deep, productive soils occurring on the gentle to steep slopes of rolling or hilly topography of Garfield. Cladwell soils occur in flat-lying bottomland areas usually the result of wet conditions. These soils can be found within the flood plain of Garfield. Narcisse silt loams and Gwin-Tucannon soils lie within the Silver Creek drainage way. Gwin-Tucannon soils are shallow, lying close to the basalt floor, and are comprised of sand and stony particles.

CLIMATE

The climate of Garfield is characterized by mild, arid summers and cold, wet winters. Figure 1 shows the normal temperatures and average precipitation occurring within the Garfield region. Prevailing westerly and southwesterly winds are responsible for these climate conditions with moist marine-polar air masses from the west coast and dry continental air from the southwest interior. Irregular conditions resulting in low temperatures in the winter are caused by dry, continental polar masses from the north or east.

FIGURE 1



Average Precipitation: Jan–March 6.62”; April–June 4.59”; July–Sept 2.05”; Oct–Dec 7.71”

VEGETATION AND WILDLIFE

Plants and grasses in the Garfield area occur mainly for ornamental value. Introduced species (not native) include Maple trees, Willows, Douglas Firs, Mountain Ashes and tall shrubs such as Lilacs, Apple trees and Hawthorns. Riparian vegetation is most commonly found where soils are wet, especially in the drainage way of Silver Creek. Wild grasses grow in vacant lots and along the railroad tracks. Land surrounding Garfield is vegetated either in agricultural crops or wild grasses and shrubs.

Wildlife consisting of mammals, birds, and reptiles are common in the Town and its surroundings. Mammals include mice, rats, moles, badger, skunk, deer, elk, moose, coyote, squirrels and raccoon. Reptiles in the riparian area include salamander, toads and frogs. Birds common to this area include magpies, finches, sparrows, hummingbirds, robins, wrens, starlings, black birds, ravens, hawks, pheasant and quail.

FLOOD PLAIN MANAGEMENT

- Goal: To protect public property from potential loss by regulating development within areas of special flood hazard.
- Objectives:
1. Persons wishing to build within areas of special flood hazard must first obtain a development permit, as required in Section 22.14.070 of the Flood Plain Construction Regulations.
 2. Chapter 22.14 The Flood Plain Construction Regulations shall apply to those developing within the special flood hazard area, and shall be used by persons issuing a development permit to determine whether applicants have complied with sections under this ordinance.
 3. Section 22.14.120 states from and after April 15, 1995, no new hookups to the municipal sewage system shall be permitted within areas of special flood hazard.
- Discussion: It is the responsibility of the Town of Garfield to consider the health and general welfare of its people in order to prevent accidents. The purpose of this goal is to oblige that responsibility, whereby development in the flood plain through construction or addition of structures or facilities should not endanger the lives of those residing within or outside of the flood plain identified by the Federal Insurance Administration. Because the central business district lies within this flood plain, it is understood that further development here is impractical. However, developers must realize the potential force of Silver Creek at flood stage and design their structures accordingly. The Town is obligated to identify and designate the areas of flood hazard to remain eligible for resident participation in the flood insurance program. Development in the flood plain must meet all the requirements of 22.14.070 and other pertinent building code and zoning requirements.

ENVIRONMENTAL CONCERNS

Goal: To protect the health and safety of Garfield's residents by encouraging the location of heavy industry away from residential development, schools and medical facilities.

Objectives:

1. Those businesses, commercial enterprises, and manufacturing concerns subject to a conditional use permit will be reviewed by the Planning Commission as to their impact on the local environment and proper recommendations made to the Town Council.

2. The Planning Commission may wish to review future conditional use permit applications by the following criteria:
 - a) distance from schools, medical facilities and residences
 - b) noise, odor, lighting, waste production (both solid and liquid), smoke and stack effluent
 - c) traffic generated and parking area accommodations
 - d) water and power demands
 - e) as subject to (b), prevailing wind direction, obstruction of sunlight and view to surrounding property and homes, possibility for contamination of ground water at recharge area, porosity of soils
 - f) location as related to flood plain and provisions taken by applicant

It is the policy of the Planning Commission and the Town Council to encourage business and industrial development within the Garfield Town limits, without adversely affecting the health and safety of its people. It is also the policy of the Planning Commission and the Town Council to preserve the quality of life. Historically industrial activity has provided much of Garfield's economy. Development of new business and industry is a goal of this plan. The opportunity exists for this growth to occur in an orderly fashion.

POPULATION

- Goal: To sustain steady growth with a stable age distribution of the Garfield population throughout the next decade.
- Objectives:
1. Provide economic opportunity, employment and adequate housing for all ages.
 2. Provide rural living building sites of one or more acres as an attractive alternative to normal building sites
 3. Zoning ordinances should insure a wide variety of building sites that offer an attractive situation to a diverse population.

The population characteristics and trends of an area provide useful information when developing other elements of the plan such as housing, land use, and recreation. Characteristics such as the number of persons by age group suggest what type of services and facilities are most appropriate. (e.g. with a large elderly population, elderly apartments may be needed.)

POPULATION ESTIMATES

Garfield has a current population of 630 as reported in the 2010 estimate supplied by the State Office of Financial Management. The population level of Garfield in 2000 census was reported to be 641. Table 1 provides population estimates or actual census counts by ten year intervals from 1940 to 2010.

TABLE 1
GARFIELD'S POPULATION FIGURES AND/OR ESTIMATES

1940	674	1980	544*
1950	674	1990	544*
1960	607	2000	644*
1970	610*	2010	630

* designates actual census, others were estimates or informal census

TRENDS

Figure 2 shows the 1940 population of Garfield projected to the year 2040. As portrayed, Garfield's population is expected to increase slightly throughout the next 10 years. The existing situation in the county does not justify a projection of more rapid growth.

FIGURE 2
 POPULATION PROJECTION
 1940-2040



GARFIELD POPULATION PROJECTIONS
 TO THE YEAR 2040

2010	2020	2030	2040
630	635	640	645

ECONOMY

Goal: To increase the variety of job opportunities by promoting the growth of business and industry in Garfield.

- Objectives:
1. The Town of Garfield, the Garfield Planning Commission and Whitman Rural Development should encourage a creative atmosphere for entrepreneurship with community support and friendly zoning laws.
 2. The community should attempt to provide the Garfield youth with summer employment opportunities.
 3. The Town should encourage home-based industries.
 4. The Town should encourage development of commercial and industrial areas.
 5. Create adequate areas zoned for commercial and industrial uses.
 6. The Town should maintain the Garfield PDA to conduct business for the purpose of creating, enhancing, and maintaining economic activity in Garfield.

Goal: Community Revitalization

Objective: Downtown revitalization and reduction of slum and blight

Goal: Develop Daycare Services to suit community needs

OVERVIEW

Garfield has historically been an agricultural economy. Changes in farming practices and the general farm economy have reduced this base. Alternate economic efforts in the past have not been sufficient to compensate for agricultural based losses.

Fortunately as Garfield has drifted to a “bedroom” status, the population has been sustained by employment in other communities, primarily Pullman. To meet the goal and objectives listed above, Garfield must seek new directions capitalizing on non-traditional commerce.

RESOURCES

Garfield’s economic base is a combination of industrial manufacturing and non-manufacturing employers. The largest employers within the town are J. E. Love Company, ED-KA Manufacturing, McGregor’s, LaDow Court Assisted Living Facility and the Garfield School system. The town has underutilized water rights which will help provide for future growth. Undeveloped land within the existing Town limits could provide for future residential and commercial growth.

LABOR FORCE

Most of Garfield's residents commute to Pullman, Moscow, Colfax or other locations. Summer employment of youth is fulfilled largely through farm labor or service jobs in Pullman, Moscow, etc.

INCOME

A Community Development Block Grant economic survey was done in 2005. The result was the town has a 59.96% low to moderate income population.

INDUSTRIAL ACTIVITY AND DEVELOPMENT

As previously reported, Garfield has light-industrial facilities located within its Town limits. Facilities are provided utility service by Avista (electric), the Town of Garfield (water, sewer and garbage service) and Frontier (telephone). Freight is shipped and received by rail and truck transport. Rail service is provided by Palouse River and Coulee Town short line railroad. Freight service is provided by local and national firms. Small parcel delivery is by UPS, Fed-Ex and several other package delivery services.

Industrial and related structures cover roughly four acres of Town land, or nine-tenths of the total land available for commercial development within the Town limits. For industrial development to occur within the Town limits, additional areas outside the flood plain need to be designated for such use. There are four acres at the southwest edge of town south of Elberton Road. This area is well above the flood plain and is not limited by physical boundaries for further expansion. Ten acres at the southeast side of town lie within the flood plain and is limited in further expansion. Rail lines lie adjacent to the 10 acre tract. Additional areas need to be explored for inclusion in the Business and Industrial zone in areas that are not in the flood plain.

HOUSING

Goal: To conserve the existing housing stock and dispose of housing that is uninhabitable.

Goal: To encourage new housing.

- Objectives:
1. Maintain a zoning ordinance that ensures a wide selection of attractive building sites.
 2. Create planned access and improve utilities to attractive building sites.
 3. See POPULATION section objectives.

Goal: To pursue the needs of a broad range of residents for safe and economical rental housing.

- Objectives:
1. Provide adequate housing for all family sizes and income levels, utilizing both single and multiple housing units.
 2. Serve the needs of low-income & elderly residents for economical rental housing.
 2. Utilize Community Action Center programs to accomplish goal #2.

Goal: Community Beautification

Goal: Reduction of slum and blight

This section addresses the present condition of housing within Garfield, the present and future need for housing, and goals which can be identified for meeting those needs. The town's housing situation plays an important role in the planning process. The quality of housing affects the size of the local labor force available to Garfield's business, service and industry sectors of the economy. The quality and type of housing along with other factors has an effect upon the population of school-aged children needed to keep educational facilities operating. The quantity and quality of housing also affects the tax base upon which schools and local governmental services (fire, police, street maintenance, sewer and water) depend for operating revenue.

PRESENT HOUSING CONDITIONS

HOUSING CONDITIONS SURVEY – 2004

Total Housing Units		Age of Housing Units		Condition of Units	
Site built	177	New (less than 2yrs)	2	Good condition	125
<u>Manufactured</u>	<u>74</u>	2-10yrs	10	Minor repairs	74
Total houses	251	10-20yrs	21	Major repairs	42
		20-30yrs	25	Deteriorated	<u>10</u>
Vacant	27	Over 30yrs	193	Total	251
Occupied	224				

HOUSING CONDITIONS SURVEY – 2011

Total Housing Units		Age of Housing Units		Conditions of Units	
Site built	202	New (less than 2yrs)	0	Good condition	149
<u>Manufactured</u>	<u>75</u>	2-10 years	13	Minor repairs	80
Total Houses	277	10-20 years	32	Major repairs	32
		20-30 years	13	Deteriorated	<u>16</u>
Vacant	27	Over 30 years	219	Total	277
Occupied	250				

NEED

Housing need is based upon present quality and quantity of housing and future population projections. The population of Garfield is expected to increase only slightly in the next 10 years. At present there are, on average, 2.77 persons per household. The survey indicates a concerted maintenance effort is required to maintain the existing inventory.

LAND USE

- Goal: To develop the land in accordance with its physical limitations and potential in order to protect the health, safety, and financial opportunities of Garfield. Land development should meet the goals for Environmental Concerns, Flood Plain Management, Population, Economy, and Housing.
- Goal: To maximize residential, commercial and industrial land uses within the town.
- Objectives:
1. Reserve the existing Town right-of-way to retain available space for future development.
 2. Consider new right-of-way (easements) as required to insure easy access to existing incorporated lands.
 3. Encourage development near existing service terminals in order to decrease excessive Town expense and unnecessary land conversion.
 4. Permit agricultural uses in specific zones as specified in the current zoning ordinance, 24.02.070.

The Town's intent is to be pro-active in planning for the future. Land use planning therefore is a key element of this plan. Various land uses have distinct space requirements and are to be located within their designated zones as identified in the Town's zoning ordinances. The planning of services to these future growth areas is also helpful in cutting unexpected costs.

EXISTING

The present land use, Map A-4 –presents the locations and types of uses occurring in Garfield as of April 2004. Categories of land use and their elements are presented below:

RESIDENTIAL LAND USE:

- a. Single family residential – structures with permanent foundations housing one family.
- b. Multi-family residential – permanently fixed structures including duplexes, triplexes, hotels, retirement homes, assisted living facilities and convalescent centers that accommodate permanent residents.
- c. Residential mobile/manufactured/modular homes – structures transportable in one or more sections and assembled off-site. Designed to be used with a permanent foundation when connected to the required utilities as a dwelling. Does not include recreational vehicles or travel trailers.

COMMERCIAL LAND USE:

Commercial – any type of store, shop (unless industrial), bank, restaurant, barber and beauty shop, tavern, service station, movie theater, hotels serving transient populations, offices and professional spaces, laundromats, funeral homes, and fraternal lodges.

INDUSTRIAL LAND USE:

Industrial – all types of manufacturers, grain storage facilities, meat packing plants, lumber yards, junk yards, railroad yards, truck terminals, and any other type of warehouses.

PARKS:

Parks and recreation facilities – swimming pools, tennis courts, racket and paddle ball courts, basketball, baseball, and football fields, courts, gyms, picnic areas, Pedestrian malls and so on: both public and private.

QUASI-PUBLIC:

Public facilities – churches, schools, hospitals, meeting places, libraries, police and fire stations, sewer treatment plants and lagoons, pump houses, water reservoirs, Town maintenance garages, Town parking lots, post offices, and cemeteries.

Single family and multi-family residences and mobile homes cover the largest portion of land available for development, approximately 29 acres. Industrial activity covers approximately 9 acres, and the second largest private land use within the town. Public facilities do not consume a great amount of land, except for the Garfield school. Settlement patterns are not easily identifiable, although most residential development originated within the bottomlands and later moved into the adjacent hills.

FUTURE LAND USE

The Existing Land Use map portrays a town with vacant land, but current zoning and flood plain restrictions limit development in much of this area. Map 4 shows the existing zoning ordinance. (Map 5 shows changes for futures zoning considerations.)

Garfield's zoning ordinance allows residential development to occur in all four zones: Agricultural, Commercial, Farming and Industrial, and Residential. Business and industrial activity is limited primarily to developing within the Commercial and Farming and Industrial zones.

Residential development could be easily accommodated within the town limits if existing land owners were willing to sell adjoining property. Garfield's housing starts depend primarily on the future of business and industry within the town and also throughout the surrounding area. Due to restrictions imposed by the flood plain, the Town needs to consider other sites for future industrial growth. Potential sites are:

1. north of Lincoln Street and east of 1st Street
2. north of Manring Street
3. area defined by the line of east 2nd Street to "B" Street and north of the Town limits and flood plain
4. area south of Elberton Road to west Town limits to 6th Street

In summary, land is available with the town limits of Garfield for meeting future growth. Annexation is an alternative to using existing incorporated land and should be considered. The cost of providing services to land presently outside the town limits is much greater than allowing development to occur with the town limits where services such as sewer and water are already provided. Expenses for providing public services to future development sites should be paid for by the developers.

TRANSPORTATION

Goal: Increase the availability of commercial transportation services for business interests and commuters.

Objective: Recognizing that these commercial services are need driven. Achieving economic goals is the means for reaching this goal.

Goal: Maintain and improve the present street system to provide residents and businesses access to all areas of town.

- Objectives:
1. Repair roads on a priority basis, with arterials receiving first attention, collectors second, and other streets and alleys third.
 2. Continue to support the Six-Year Transportation Improvement program as a means of properly organizing and identifying those systems in need of repair, upgrade and/or extension.
 3. The Town should adopt construction standards for new roads and complete rebuilds of existing roads. The standards must be adequate for the intended usage and compatible with State standards.

The major transportation resource within the Town of Garfield is its street system. There are approximately 8.6 miles of streets within the Town limits including one mile of State Route 27 and less than a mile of County Road #2400. Most of the Town streets are paved.

There is one short line railroad which has connections to major lines. Several freight trucking companies serve Garfield for freight delivery on a regular basis. The *Whitman County Council on Aging* provides transportation for Senior Citizens in Garfield to Spokane and Moscow once a month.

Table 2 is the Six-Year Transportation Improvement Plan for the Town of Garfield.

The street system is important to residents and business primarily to provide access to the residential, commercial and industrial activities within the Town. It is also important to the access of emergency vehicles. Such access should be available on a year-round basis. The Town Council should continue to provide adequate funds within the annual budget for street maintenance.

COMMUNITY FACILITIES & SERVICES

WATER

Goal: To maintain and expand as necessary the capacity of the water supply system.

- Objectives:
1. Maintain the current system and upgrade as necessary
 2. Develop a plan that anticipates location and demand created by future growth.
 3. Develop an emergency power system to power pumps in case of an electrical power failure.
 4. Take advantage of under-utilized water rights as an attractive commercial and domestic resource.

The source of Garfield's water supply is an aquifer formed by several thick layers of porous basalt that lie several hundred feet deep below the ground surface. Because of the porosity and thickness of these basalt layers, the aquifer can store and distribute a substantial volume of water. The aquifer is recharged by water percolation of precipitation or by horizontal movement of water through the basalt layers from the east to the west.

Garfield has water rights for 600 acre feet per year (195,000,000 gallons). Projected future use for a population of 730 in 2020 is 217 acre ft/yr (70,525,000 gallons).

Two pumps have a capacity of 875gpm and a 20 hr/day maximum cycle time for 1,050,000 gallons/day. Projected peak usage for 730 residents is 534,000 gallons/day. Well #3 has a potential capacity of 659,000 gallons/day based on 544gpm. Well #4 has a potential capacity of 426,000 gallons/day based on 355gpm. Well #4 could not meet current peak demand of 454,000 gallons/day if Well #3 failed.

Total storage capacity is 460,000 gallons which meets NFBU recommendations for 1000 residents.

Garfield is fortunate to have surplus water rights and delivery capacity. This is a resource the Town should take advantage of in its community promotions.

There are some issues however which should be addressed in facilities planning. These are:

1. Currently no backup power is available in case of an electrical power outage.
2. Delivery capacity and pressure issues should be considered for the NE section of the town since this is the most likely area for growth.
3. As peak daily needs approach 600,000 gallons per day, a third well or increased pump capacity should be considered to insure adequate supply in case one of the two existing pumps or wells fail.

The Washington Surveying and Rating Bureau, which rates Cities and Town on a 1 to 10 scale (from good to poor protection respectively) for a guide in setting fire insurance rates for given areas, last rated the Town of Garfield in June 2005 as a Class 7.

The existing distribution system is in good shape having undergone a major renovation recently.

SEWER

Goal: Insure the handling of wastewater in a safe and proper manner twelve months of the year.

Objectives: 1. Maintain the current system and upgrade as necessary.
2. Develop a plan that anticipates location and demands created by future growth.

Garfield has an activated bio filter system designed to handle a population of 700 people. The system currently complies with state and federal regulations for discharge into surface water. The processed wastewater is discharged into Silver Creek. Design flow is based on 75 gallons per person per day. A small increase in population or commercial discharge could exceed treatment capacity.

STORM DRAINS

- Goal: Provide adequate storm drainage capacity for the downtown area.
- Objective: Maintain or upgrade as needed the capacity and/or effectiveness of the existing system.

POLICE PROTECTION

- Goal: Maintain a local police presence.
- Goal: Ensure that police equipment is kept up-to-date and in good repair.
- Objectives: 1. Focus on continued efforts to reduce or eliminate crimes against person, crimes against property, illegal drug activity and nuisances.
2. To establish and maintain a replacement schedule for radios, computers, other technological equipment, and vehicles.

911 dispatching is provided available by Whitcom for emergency services: police, fire and ambulance.

FIRE PROTECTION

- Goal: Maintain and improve upon existing firefighting capabilities
- Goal: Maintain and improve upon training opportunities for firefighters
- Goal: Maintain and improve upon volunteer recruitment
- Goal: Develop a fire safety public awareness program
- Goal: Design and construct a new modern public safety facility.
- Objectives: 1. Cooperate with Rural Fire District #3 and Whitman County Hospital District #2 to construct a new Public safety facility.
2. Through a collaborative effort between RFD and Town, develop a strategic plan for fire services.

911 dispatching is provided available by Whitcom for emergency services: police, fire and ambulance.

PUBLIC FACILITIES

Goal: To maintain and upgrade public facilities.

- Objectives:
1. School: maintain a contemporary, safe and efficient school campus.
 2. New public safety building with adequate space for police, fire and ambulance services.
 3. Consider library/community center for a modernized library and community center if fire services are no long co-located in the same building.
 4. Maintain and upgrade as needed, the existing Town shop, police station, clerk's office and recycling facilities, and emergency power systems.
 5. Provide garage for community van and police vehicles.

There are four buildings in Garfield that can be considered "public": The school; the fire station and attached library and meeting room; the Town shop building; and the new recycling and storage building. The school covers approximately eight acres of land and currently serves 120 students (Preschool – 8) from the Garfield and Palouse school districts.

The community center room provides a meeting facility that is available to the public. The Town shop building includes the clerk's office, police station, EMT ambulance garage and training area, the Town shop which is used for storage and maintenance work and the well house for one of the wells. The recycling building has an insulated double bay for storage and sorting of recyclables and other bays for storage of Town equipment. The United State Post Office, a public building, is located in the downtown commercial district.

PARKS AND RECREATION

Goal: To maintain and upgrade the existing facilities.

- Objectives:
1. Create new recreational areas.
 2. Utilize out of town resources to enhance recreational opportunities.
 3. Develop a Park Comprehensive Plan

The park is located in the northwest part of town at the corner of Union and 5th streets. It covers roughly an acre of land and provides picnic shelter, restrooms, play equipment, a basketball court and open space

A swimming pool is operated by a Park and Recreation District. The swimming pool is located on the north hill at the corner of Douglas and 1st streets and is on school property. It is open to the public during the summer months.

The Garfield school offers several of its sports facilities for public use. These facilities include a softball field, a baseball field, a gymnasium and playground equipment adjacent to the pool. Some school facilities require reservations and/or rent.

The Garfield Gun and Trapshoot Club is located near the wastewater treatment plant and serves its private organization.

The Lasz Juvenile Fish Pond is located 2.5 miles out of the town.

A potential for development is a walking/hiking trail between Garfield and Elberton County Park. The fish pond and potential trail properties lie within the parks & recreation district.

HOSPITAL DISTRICT

Goal: To maintain and improve the medical services and facilities required by the community.

The Hospital District maintains the Clinic building which is rented to Whitman Medical Group who also provide staffing. The Hospital District also owns and operates a 16-unit assisted living facility. It also maintains the local ambulance service and a well-trained group of volunteer EMT's.

Following a remodel of the clinic building in 2010, the Hospital District is now able to accommodate additional medical services, such as a pharmacy or other visiting medical practitioners.

PUBLIC DEVELOPMENT AUTHORITY

Goal: Business development.

Objectives: 1. Creating, enhancing and maintaining economic activity in Garfield.
2. Continue support of the local restaurant (facility currently owned and managed by the PDA)

Goal: Residential development

Objectives: 1. Assist in establishment of a van pool for commuters.
2. When feasible, acquire and repurpose HUD housing

CEMETERY DISTRICT

Goal: Maintain and improve the burial facilities and services required by the community.

Objectives:

1. Maintain existing headstones.
2. Reclaim old plots sold but not used.
3. Resetting stones.
4. Plumbing maintenance.

SOLID WASTE COLLECTION & RECYCLING

Goal: To maintain and upgrade the solid waste collection system.

Goal: To maintain and upgrade the recycling center and collection system.

Goal: To maintain and upgrade the compost system for yard wastes.

The town currently owns a truck with a solid waste compactor, a building which stores recyclables, and a compost site for yard waste.

CAPITAL IMPROVEMENTS

The following list of capital improvements is suggested to meet the goals of this plan. The capital facilities plan (capital improvements) will be updated annually, in conjunction with the annual budget process of the Town.

<u>PROJECT</u>	<u>DESCRIPTION</u>
<u>Short Range (5 Years)</u>	
I&I Identification/Planning	Identify I&I Problem Areas
Gazebo/Bandstand	Park Improvement
I&I Replacement	Replace identified I&I problem lines
WWTP Upgrade	Upgrade to UV disinfection system from chlorine
Infrastructure Expansion	Extend Water/Sewer/Roads to Sunrise Ridge Estates
Water Main Upgrades	Multiple locations - Identified in water system plan
Backup Power	Generator for wells
Public Safety Building	New public safety building for police, fire and ambulance services
Library/Comm Center	Retrofit Existing Building or new building
N 4th Street Improvements	Enhance-pave shoulders, sidewalk, curb, lighting
Town Hall- Shop,Chambers,Clerk	Revamp Shop for storage; expand council chambers/clerk office
Community Van Garage	Facility to park community van
Park Equipment	Upgrade/replace park equipment
Well and Reservoir Inspections	Inspect wells & pumps
Recycle Center Concrete Floor	Pour Concrete Floor at Recycle Center
Compost Facility Lean Too	Build Compost Facility Lean-To for Chips Storage
Enhanced storm drainage	
Daycare Facility	Retrofit/Build a Daycare Facility
Upgrade Town Vehicles	Upgrade/replace town vehicles
<u>Mid Range (10 Years)</u>	
Recreation Facilities	Trails, Park Equipment
California/D Streets	Lower and pave Calif East to D; Widen/Pave D Main to Calif
Storefront Renovations	Renovate/Repair Business District - Calif Street
Town Hall	Retrofit existing facility or Acquire new larger facility
New Equipment Storage Shed	Build/acquires new storage shed for town equip.
School Facilities	Maintain school facilities
Backup Power - Facilities	Backup power for community owned facilities
Town Shop	Retrofit/build or acquire new facility
<u>Long Range (20 Years)</u>	
Well and Reservoir Inspections	Inspect wells & pumps