

**TOWN OF GARFIELD
PLANNING COMMISSION MEETING MINUTES
January 6, 2010**

CALL TO ORDER: Phil Weagraff called the Planning Commission Meeting to order at 7:00 PM.

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

COMPREHENSIVE PLAN REVIEW: Pages 1 through 10.

The Planning Commission discussed the best way to review the current comprehensive plan and how to make updates. It was agreed, the review process should include consideration of:

1. Did the comp plan (goals, objectives, items) accomplish what they were supposed to accomplish?
2. Evidence that the goals, objectives, items are working or are useful.
3. What need is there for a revision of the goals, objectives, items.

General Comments

The word City should be replaced with Town throughout the document.

Page One

No suggested changes in language. It was suggested the planning commission conduct a survey to find out the values of the Garfield's residents. The question of how much a response there would be was raised. It was suggested handing out the surveys personally and asking people to fill them out and return them. It was agreed the survey could be used for Comprehensive Plan topics, grants, etc.

Page Two

Ground Water – It doesn't say if the current water supply supports growth. If so, a sentence could be inserted stating such. The following sentence was suggested "The water supply would support growth and system connections would allow 10% growth as of 2010." It would be inserted before the 2nd to last sentence.

Page Five

The Planning Commission was provided a copy of the current floodplain map done by FEMA in 1978.

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Objective #3 – It was suggested this be deleted. "Town Council is encouraged to adopt a revised Business and Industrial Zone to encourage industrial development outside the flood plain."

Discussion – It was suggested the last 3 sentences be deleted. "The existing Business and Industrial Zone provides inadequate room for orderly growth due to land use restrictions in the flood plain. The new ordinance should include conditional use permit criteria that will protect the previously listed environmental concerns. Therefore it is recommended that a new Garfield Zoning ordinance be adopted which provides for orderly growth."

Page Seven

Objective #1 – It was agreed this should remain in the revised Comp Plan as it had not yet been accomplished.

It was suggested adding an objective regarding collaboration with the PDA and WRD. The Planning commission agreed there should be collaboration between existing groups such as the Planning Commission, the PDA and the WRD.

Update the sentence referring to the 2003 estimated supplied by the State Office of Financial Management to 2009.

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Objective #2 – What evidence is there of youth opportunities developed? The word City should be replaced with the word community.

Objective #6 – this has been accomplished. Replace word create with the word maintain and read: “The Town should maintain the Garfield PDA to conduct business for the purpose of creating, enhancing, and maintaining economic activity in Garfield.”

Overview - What is non-traditional commerce, what evidence is there of non-traditional commerce?

NEXT MEETING: Wednesday, February 17, 2010, 7:00 PM, Garfield Town Hall.

ADJOURNMENT: Chairman Weagraff adjourned the meeting at 8:10 p.m.

APPROVED:

Phil Weagraff, Chairman

ATTEST:

Annie Pillers, Clerk/Treasurer