

**TOWN OF GARFIELD
PLANNING COMMISSION MEETING MINUTES
February 17, 2010**

CALL TO ORDER: Phil Weagraff called the Planning Commission Meeting to order at 7:03 PM.

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

COMMERCIAL ZONE – RESIDENTIAL USE:

Grace and Lavon Wagler introduced themselves to the planning commission, noting they were considering purchase of the grocery store building. They would like to open a business in the front part of the building and live in an apartment in the back. However, as they understand it, the current zoning does not allow for residential in the commercial zone.

They explained they are exploring the idea of running a coffee shop/bakery with a commercial kitchen. They wanted to know what was feasible now. Phil Weagraff asked what percentage of the building would be residential and what percentage would be for the shop? LaVon said he was not sure it, noting it was a rectangular building.

It was clarified the Planning Commission had already approved residential use in the back or upstairs of a building in the commercial district, but that the formal ordinance was not yet available for adoption. Additionally, it was clarified the Planning Commission had grandfathered in the existing apartments in the commercial district.

The Waglers were asked how long they thought construction would take and when the business would be up and running. They explained they would like to at least go ahead with the coffee shop as soon as possible, but that the commercial kitchen would take longer. They thought maybe under a year. LaVon Wagler asked if he could move in and work on the storefront part? The Planning Commission did not see a problem with this.

Grace Wagler shared additional idea of perhaps having an outlet for consignments or craft projects, and woodworking projects too, maybe some dry goods. LaVon said the coffee shop would include espresso.

Phil Weagraff asked the Waglers why Garfield? They explained the both had grown up in small towns and preferred living in small towns. Grace Wagler shared her family had taken an older building and converted it into a commercial kitchen with catering business. Their current lease expires in July. Tammy Howard reconfirmed it was the town's approach to allow for residential use in the commercial district, in the back or upstairs, and that it was just a matter of getting it done formally. LaVon and Grace Wagler left the meeting at 7:30 pm.

SURVEY:

The Planning Commission discussed the draft survey presented by Phil Weagraff. He clarified he just wanted to get the survey started and told the commission to feel free to edit. He asked each commission member to go through the survey and write comments or additional questions to be asked and return this to him about a week before the next scheduled meeting. Tammy Howard suggested there be room in the survey for comments. She also suggested open comments/questions such as: Things I like best about Garfield? What are the positives? What improvements would you like to see? Any other additional comments? Please explain. Phil asked the commission members to have their survey input back to him by Wednesday, March 10th.

COMPREHENSIVE PLAN: Pages 11 - 13 were reviewed and discussed. Changes proposed show in red.

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HOUSING

- Objectives:
1. ~~Develop~~ **MAINTAIN** a zoning ordinance that ensures a wide selection of attractive building sites.
 2. Create planned access and ~~install~~ **IMPROVE** utilities to attractive building sites.
 3. See POPULATION section objectives.

~~Goal: To provide for the orderly growth of manufactured housing in the community. I~~

~~Objective: Write a more definitive ordinance. During the zoning ordinance revision process, the Garfield Planning Commission should review several different zoning alternatives used throughout Whitman County and construct manufactured housing provisions suited to Garfield's situation.~~

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PRESENT HOUSING CONDITIONS

Annie would contact Archie Neal and/or the Community Action Center about the old survey and the possibility of a new "windshield" survey. "

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LAND USE

- Objectives:
1. Reserve the existing Town right-of-way to retain available space for future development.
 2. ~~Develop~~ **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. Develop a zoning ordinance that reflects the goals of this document.~~
 5. Permit agricultural uses in specific zones as specified in the current zoning ordinance, 24.02.070.

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:

- c. Residential mobile/manufactured/modular homes – structures transportable in one or more sections and assembled off-site. Designed to be used with ~~or without~~ a permanent foundation when connected to the required utilities as a dwelling. Does not include recreational vehicles or travel trailers.

APPROVAL OF MINUTES: Tammy Howard **MOVED** to approve the Planning Commission Minutes of December 9, 2009 and January 6, 2010. Kevin Pickron seconded the motion and the motion carried unanimously.

NEXT MEETING: Monday, March 15, 2010, 7:00 PM, Garfield Town Hall. With the next meeting date set, Phil asked the commission members to have their survey input back to him by Wednesday, March 10th.

ADJOURNMENT: Chairman Weagraff adjourned the meeting at 8:15 p.m

APPROVED: _____

PHIL WEAGRAFF, Chairman

ATTEST: _____

ANNIE PILLERS, Clerk/Treasurer