

**TOWN OF GARFIELD  
PLANNING COMMISSION  
September 30, 2010**

**CALL TO ORDER:** Chairman Phil Weagraff called the meeting to order at 6:35 pm.

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

**House/Lot Sizes**

Members updated Phil Weagraff on the recent presentation by Daymon Marple regarding the smaller houses such as was installed at the new RV Park and allowing for these homes up near the water tower. Daymon provided copies of houses that ranged in size from 600 square feet to 800 square feet. Ziggy's carries these "kit" homes. One of his ideas was to have these homes as rentals with the PDA getting grant money, and to develop them around a cul de sac. Tammy Howard noted in order to do so would require changes to the existing ordinance regarding minimum lot size and reducing the minimum square footage requirement for a home. Phil Weagraff said he was totally okay with reducing the square footage requirement but was not sold on reducing lot sizes. He realizes it's an economic thing for the developer. It was noted no change was required at this time, unless the developer got serious about. Although it was noted nothing needed to be done at this time unless the developer got serious there was also the suggestion to do something for people that might want a lot now or a person that would want to tear down an existing home a put in a small house.

The commission talked about the smaller size home concept, noting they might appeal as a starter home or a home for an older person who wants something smaller. This would then open up the larger home for a family. Phil Weagraff again noted he liked the smaller square footage option but was not sure about the Ag zone change. Kevin Pickron talked about zoning and building in Portland where one acre parcels were subdivided smaller and smaller. Daymon Marple said the developer thinks the water tower is a great location because he does not think that area will sell. It was thought this was in Ag 2 and would have to be rezoned for smaller lot sizes. Tami Southern did not support reducing lot sizes, noting part of the appeal of living up there is not having tons of houses. If you shrink the lot sizes, you reduce the ability to get away. She was also not a huge fan of reducing the house sizes. She described the first home they owed, a 1,100 sf home, and that it was too small for them, with only one child. Tammy Howard said the single bedroom homes would be either for young people commuting to school/work or older people that need to downsize. She noted just the cost alone to heat a large house in the winter. She was not thinking of the smaller homes for families. She cited what Daymon had mentioned about needing 800 people for business. She is considering ways to get the population up to 800. She'd like to do something in tandem that brings people here and can get a business going like a grocery store.

The commission talked about the smaller houses looking out of place on the larger lot sizes and that it would be too much lawn upkeep. Phil Weagraff said he would not want the small square footage size but if it fits the needs of someone who wants to live there, it opens up opportunities for those individuals. Damon Vassar said he did not have a problem with it if it gets people to come into town and that need to get started somewhere. Kevin Pickron was not for changing the zoning. He felt resale value would be minimal. He did note though, that his wife supported the smaller house sizes. Kevin also thought once in, people would want to build on them and that would require enforcement of ordinances and building permits.

There was discussion about the smaller square footage size and the issue of older single wide trailers. It was agreed the newer manufactured homes are much nicer. It was felt if stipulations were added that the homes had to be energy efficient the older homes would not meet these standards. It was noted the homes Daymon presented were manufactured, not mobile. They were built in kit form, but not to move.

Phil Weagraff noted more houses equaled more taxes. Kevin Pickron asked if there was a need. Tammy Howard said from the PDA's point of view, to raise the population to 800, it's one of the best ways to get

started. Discussion centered on whether to allow these smaller homes in one area or mixing them throughout town. The question was whether there was a way to do it without it happening all over town. It was suggested to do this in the zoning descriptions or perhaps set a zone for this where there were lots available. Tammy Howard had no objection at the water tower. Damon Vassar agreed if it helped sell that property. Phil Weagraff pointed out if it came to the planning commission now, they would have to consider a rezone. It not, then can consider smaller housing on existing lots – change the 1,000 square foot minimum requirement.

The commission further discussed minimum square footage requirements for homes in R1, R2, and R3 with no clear consensus. Phil said the issue was important enough he wanted more of a consensus on the lot size requirements. Issues discussed included personal choice, resale factors, viability of college students choosing to commute from Garfield, rental availability now in Pullman/Moscow, and interest by retired folks in smaller housing.

As a catalyst for population growth, Tami Southern talked about the PDA considering purchase of the existing, older homes in town and fixing them up and then renting them out. In some cases through the government there are homes for \$1.00. It was confirmed that Emily Pickron was exploring this possibility for the PDA.

#### Age of Manufactured Homes

As a point of conversation, Phil Weagraff asked for input on relaxing the 5 year rule to 10 years for doublewides. Tammy Howard was agreeable to this change. Tami Southern did not think the quality 10 years ago was as good. Damon Vassar said he did not see people moving a 10 year old home into town. Tami Southern said if there is not someone going to do that, then why change it. Kevin Pickron said the problem with homes older than 5 years is financing them. Phil said it was not a big deal to leave the ordinance alone.

#### Comprehensive Plan – Cemetery Section

Tammy Howard noted she had not been able to get a hold of Jim Storms but had made contact with Dixie Roach. Dixie confirmed their goals included maintaining the existing head stones, reclaiming old plots sold but not used, resetting stones that had tipped over or the land sunken, and plumbing maintenance. Phil had received a note back from Jim Storms and he added Goal: to maintain and improve the burial facilities and services required by the community. The cemetery district maintains the maintenance building, an information kiosk, and approximately 9 acres of cemetery grounds located on a hill ½ mile west and south of the community.

#### Community Survey

It was noted a dominate feature in the survey was the need for a grocery store. Daymon Marple had talked about PDA involvement with a shared facility for a grocery store and salon. It was noted not having the store on the highway was an issue.

**APPROVAL OF MINUTES:** Tammy Howard **MOVED** the minutes of May 17, 2010, be approved as written. Tami Southern seconded the motion and the motion carried unanimously.

**NEXT MEETING:** Monday, October 25, 2010, 7:00 PM, Town Hall. Phil Weagraff will be inviting Daymon Marple and Jarrod Pfaff to attend and provide their input.

**ADJOURNMENT:** Chairman Weagraff adjourned the meeting at 7:55 pm.

APPROVED: \_\_\_\_\_  
PHIL WEAGRAFF, Chairman

ATTEST: \_\_\_\_\_  
ANNIE PILLERS, Clerk/Treasurer