

**TOWN OF GARFIELD
PLANNING COMMISSION MEETING MINUTES
June 25, 2012**

CALL TO ORDER: Tammy Howard called the Planning Commission Meeting to order at 7:02 PM.

ROLL CALL: Tammy Howard, Tami Southern, Damon Vassar, Phil Weagraff and Planning Commission Secretary Annie Pillers. Absent: Kevin Pickron, Ryan Root, and Sharon Schnebly.

GUESTS: Jason Brown, Galen Gorence, and Greg Kolar.

DISCUSSION:

Zoning Requests

1. Commercial Zone

Jason Brown addressed the commission regarding a 30 x 36 shop that he would like to build on his property at 207 W. Union. It was noted the Commercial Zone does not address nor allow for accessory structures in the commercial zone. Jason explained his project. Phil Weagraff asked why he would not enter from the 3rd Street. Jason said it was not ideal because the access would be too close to the alley and generally limit access points close to an alley. He noted the alley area is too tight with the restaurant building. Jason confirmed the fence is on the property line at the sidewalk. The commission discussed setback distances in other zones and talked about a 10 foot setback from the center line of alley for accessory structures and a 5 foot setback on the side street. Jason said the trouble would be on the 3rd Street and thought a zero setback would be better so the structure would still not interfere with windows on the back of the house.

2. Wind Turbines

Greg Kolar talked about the new house he was building on 10th Street (Wride property). He indicated that he would like to put a wind turbine on the crest of the hill. Tammy Howard asked how big the structure would be and how deep would it have to go. Greg noted professionals say a minimum of 45 feet in the air and 60 to 70 feet would be better. He said this is not a super big turbine and would barely put out 400 watts if at full power. It would cost approximately \$1,000 to \$2,000 and be 5 feet to 7 feet. The wing span of the turbine was 5 feet. He would like to put it up as high in the wind as possible. Tammy Howard asked about noise considerations for neighbors. Greg said it would have a nominal sound. Tami Southern asked about the amount of acreage Greg had and he noted 2 acres. Phil Weagraff was of the opinion the commission should be progressive. Damon Vassar said the biggest concern would be noise, noting you can hear the fan in the orchard. Tami Southern asked about the approximate distance from the house and Greg estimated 60 to 75 feet from a house. He noted the foundation would be nominal, about 2 x 2 with some support lines going out from it. Phil Weagraff and Damon Vassar suggested allowing wind turbines in the Ag zones. Tami Southern talked about maximum square footage and setback to address it if it goes down in a storm. Tammy Howard said she was in favor of the idea, but the commission would have some work to do on the issue first and asked Greg about his timeline. He said 4 to 5 months. Making wind turbines a conditional use in the Ag zone was proposed.

3. Variance Request

Galen Gorence discussed his proposed 22 x 72 shop. The neighbor's house sits 20 feet from the property line. Galen said he would like to build his shop 3 feet from the property line with a 2 foot variance. This would allow him to maintain space between the house and the shop. He was not sure if he would be leaving the fence and may pull fence because it's difficult to maintain that area.

Zoning Code Update Considerations

The commission reviewed proposed amendments to the zoning code that provided better clarification including

- the definition of off-street parking space #25; no change proposed after reviewing 24.02.090 (E).
- updating all 3 Ag Zones to read "agricultural and horticultural activities, including but not limited to cropping, tree fruit production, vegetables, and berries; adding the language "at least" to the Lot Dimensions and Setback Requirements for AG-1, AG-2, AG-3, FI-2, R-1, R-2, and R-3 with proposed language "animal shelters must be at least 20 ft from property lines."
- Change the reference in all Zones from accessory structures to accessory "buildings" to match definition #1.

- Allowing for accessory buildings in the Commercial Zone, but excluding barns; proposed language “accessory buildings such as but not limited to ~~barns and~~ outlying sheds appropriate and incidental to permitted use of property”
- Consider setback requirements for accessory buildings in the Commercial Zone; proposed setbacks were “accessory buildings front and side street 15 feet, accessory buildings non-streeted property line setback is 5 ft, accessory buildings may be 10 feet from center of alleys.”
- Strike “One single family dwelling per lot” and replace with “1 family dwelling or duplex per lot” under outright uses for zones FI-2, R-1, R-2, and R-3.
- Strike “by adjustment board” under Structural Regulations for zones FI-2, R-1, R-2, R-3.
- Minimum Lot Sizes R-1 and FI-2 – no changed recommended based upon minimum length of any lot side already defined in lot dimensions.
- Add language “non-streeted property line setback is 5 ft” to R-1 Lot Dimensions and Setback Requirements
- Deleting Mobile home Park Regulation – L. Health Department Permit as the health department does not issue such permit.

Further discussion was held on the wind turbine consideration. Suggestions and/or concerns included having anchor points, the shadow that would be cast, sufficient distance from other structures and properties so it would not fall on them, and concerns for not limiting someone else to develop their property. The possibility of allowing wind turbines as a conditional use was discussed.

NEXT MEETING: Monday July 23, 2012.

APPROVAL OF MINUTES: Phil Weagraff **MOVED** to approve the Planning Commission Public Hearing and Meeting Minutes of April 11, 2011 as corrected for typos. Damon Vassar seconded the motion and the motion carried unanimously.

ADJOURNMENT: Chairman Howard adjourned the meeting at 8:13 p.m.

APPROVED: _____ **Tammy Howard, Chairman**

ATTEST: _____ **Annie Pillers, Clerk/Treasurer**