

**TOWN OF GARFIELD**  
**PLANNING COMMISSION PUBLIC HEARING AND REGULAR MEETING MINUTES**  
**July 23, 2012**

**CALL TO ORDER:** Tammy Howard called the Planning Commission Meeting to order at 7:37 PM.

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

**GUESTS:** Greg Tate and David Ulrick.

Tammy Howard opened the Public Hearing at 7:38 PM.

**ZONING CODE UPDATE CONSIDERATIONS:** Tammy Howard read the following

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.

Tammy Howard invited public input. No public input was received. Tammy Howard closed the public hearing at 7:42 pm and opened the regular planning commission meeting.

**BOARD QUALIFICATION:**

Tammy Howard asked each member of the Planning Commission the following questions.

- a. "Does any member of this Board have a personal or financial interest in this matter or its outcome? No – all members.
- b. "Does any member of this Board live or own property within 300 feet of the area which is the subject of this proceeding?" Yes – all members
- c. "Is there a member of this Board who believes that he or she cannot sit and hear this matter fairly and objectively?" No – all members.
- d. "Is there a member of this Board whose employer has a personal or financial interest in this matter or its outcome? ?" No – all members.
- e. "Is there any member of this audience who feels a member of this board cannot judge this issue fairly?" No objections were raised.

Tammy Howard then read:

The laws of the State of Washington provide that, "During the pendency of any quasi-judicial proceeding, no member of a decision-making body may engage in ex parte communications with opponents or proponents with respect to the proposal which is the subject of the proceeding. This prohibition does not preclude a member of a decision-making body from seeking in public hearing specific information or data from such parties relative to the decision if both the request and the results are a part of the record. Nor does such prohibition preclude

correspondence between a citizen and his or her elected official if any such correspondence is made a part of the record when it pertains to the subject matter of a quasi-judicial proceeding.”

**DISCUSSION:**

Phil Weagraff **MOVED** to accept the proposed zoning changes as outlined by Tammy Howard during the public hearing. Kevin Pickron seconded the motion and the motion carried unanimously.

Wind Turbines. It was suggested a separate public hearing be held as the Planning Commission did not have enough information at this time. The commission discussed a variety of options, language and/or restrictions if wind turbines were permitted. These included:

- a maximum height or blade length. The current restriction in the Ag zones is a maximum building height of 35 feet. The county’s restriction is 150 feet, like the ones outside of Rosalia. The ones on the way to Pullman are 125 feet tall. Both Damon Vassar and Tami Southern said that would not want that size in town. Tammy Howard noted this one would be in town and is a small private one. Greg Kolar had indicated the blades would be 5 feet and the unit 40 feet tall. Greg Tate asked if the town property lines were vertical.
- Distance from any property line. It was suggested at least 50 feet so it would not cross over onto someone else’s property. However, it was noted there are trees in town that are tall and if fell, would go onto someone else’s property. The distance from another property line was also suggested to reduce the possible problem of a shadow from the turbine disturbing someone else in their house or on their property. It was thought the shadow on the south hill would have more of an effect. With these concerns it mind, it was suggested the turbines only be allowed in the Ag zones with larger lots. The commission talked about the unit height versus the top of the blade height, noting they are different. It was suggested the height allowance be half the distance from the property line so that the unit not be cited any closer than ½ the height from the property line.
- Require that wind turbines only be allowed through the variance process. Planning Commission members supported this idea because it requires a public hearing and allows neighbors of the project to have input.

Phil Weagraff offered to send to the commission members the email he received from Greg Kolar with the internet sites of companies that have wind turbines. It was suggested the language “Must be installed per manufacturer’s regulations” be included with any regulations permitting wind turbines. It was noted this is common language in planning and zoning codes, for example, in the town’s existing mobile home installation regulations.

**NEXT MEETING:** A short Planning Commission Meeting Wednesday, July 25, 2012 at 8:00 PM to review and approve the Findings of Fact. Planning Commission Public Hearing and Meeting 8/6/12 at 7:00 pm to review and consider wind turbines as a conditional use in the Ag zones.

**APPROVAL OF MINUTES:** Phil Weagraff **MOVED** to approve the Planning Commission Public Hearing and Meeting Minutes of June 25, 2012 as corrected for typos. Tami Southern seconded the motion and the motion carried unanimously.

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

**APPROVED:** \_\_\_\_\_ **Tammy Howard, Chairman**

**ATTEST:** \_\_\_\_\_ **Annie Pillers, Clerk/Treasurer**