

**Town of Garfield**  
**TOWN COUNCIL PUBLIC HEARING AND REGULAR MEETING MINUTES**  
**Town Hall – September 05, 2012**

**CALL TO ORDER:** Mayor Jarrod Pfaff called the meeting to order at 7:00 p.m.

**ROLL CALL:** Jarrod Pfaff, Larry Hunt, Daymon Marple, Tim Southern and Mark Young. Staff – Police Officer Joe Merry (7:15 pm); Fire Chief Chris McCully and Clerk/Treasurer Annie Pillers. **ABSENT:** Sharon Schnebly. **GUESTS:** None.

**PUBLIC HEARING:** Mayor Pfaff opened the public hearing up at 7:02 PM. Council reviewed the existing Findings of Fact presented by the planning commission.

**Proposal #1.** Update all 3 Ag Zones to read “agricultural and horticultural activities, including but not limited to cropping, tree fruit production, vegetables, and berries.”

This updates all 3 zones for consistency and would now be explicitly written.

**Proposal #2** Add 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.”

Adds the language to be “at least” 20 feet for the setback.

**Proposal #3.** Change the reference in all Zones from accessory structures to accessory “buildings” to match zoning code 24.02.060 definition #1 accessory buildings

Changes the language to read “buildings” providing continuity in the language for all zones.

**Proposal #4.** Allow accessory buildings in the Commercial Zone, except barns; proposed language “accessory buildings such as but not limited to outlying sheds appropriate and incidental to permitted use of property”

This change allows existing residential single family dwellings to build an accessory structure. No new residential uses are allowed unless behind or upstairs of the storefront.

**Proposal #5.** Consider setback requirements for accessory buildings in the Commercial Zone; proposed setbacks “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.”

The proposed distance would allow enough room for the garbage truck to get through.

**Proposal #6.** 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.

Clarifies the language in the zoning code.

**Proposal #7.** Strike “by adjustment board” under Structural Regulations for zones FI-2, R-1, R-2, R-3; proposed language “Variances in height are permitted for conditional use.”

Clarifies the language in the zoning code.

**Proposal #8.** Add language “non-streeted property line setback is 5 ft” to R-1 Lot Dimensions and Setback Requirements

This language change would provide continuity within the zones.

**Proposal #9.** Delete Mobile Home Park Regulation – L. Health Department Permit

This is an obviously needed update since the health department does not issue such permits.

**Proposal #10:** allow, as a conditional use, wind turbines in the Agricultural Zones, with a maximum height of 100 feet from base to top of blade, and installed according to manufacturer’s specifications.”

Council discussed the pros and cons of allowing wind turbines in town. Tim Southern liked the idea of having

them be approved as a conditional use. Larry Hunt noted the restriction of 100 feet from the base would ensure they were small ones for use in a private homeowner setting, not like the ones going in near Oakesdale. Mark Young voiced concerns, noting they would be an eyesore to adjacent property owners and noted possible health and environmental factors. He did not support the idea of allowing them in town, but agreed they worked well on farm land. Daymon Marple thought they appeared majestic and would not be a health hazard. Mark Young noted possible environmental hazards such as water fowl, birds, and other health aspects. Tim Southern noted he was not aware of these environmental and health issues but he had not researched the topic. Mayor Pfaff suggested additional research was needed and asked Mark Young and Daymon Marple to prepare research to present to council. They were agreeable. Mayor Pfaff noted his concern was with the sun shadow that would be cast. He did not have the math equation to determine how long the shadow would be. These can cause neighbors to see a light flicker in their house. It was suggested postponing action on wind turbines until the October 10<sup>th</sup> meeting when research could be presented. Mayor Pfaff closed the public hearing at 7:16 pm and opened up the regular council meeting.

**TOWN COUNCIL ZONING FINDINGS OF FACT:** Council was agreeable to adopting the first 9 proposals and agreed more information was needed prior to adopting proposal #10, allowing for wind turbines. Larry Hunt **MOVED** to adopt the proposed Findings of Fact dated 9/5/12. Mark Young seconded the motion and the motion carried unanimously.

**APPROVAL OF MINUTES:** Daymon Marple **MOVED** the minutes public hearing and regular council meeting of the August 22, 2012 be approved and the special council meeting of August 27, 2012 be approved. Larry Hunt seconded the motion and the motion carried unanimously.

**POLICE REPORT:** Police Officer Joe Merry confirmed progress with the abatement of dangerous vehicles. 3 out of 4 of the vehicles at one property have already been taken care of at this point. It's possible there may not be a need for a hearing on the 19<sup>th</sup>. As the department starts to proceed, some of these will start to resolve themselves. Officer Joe Merry left the meeting at 7:21 pm.

**PUBLIC WORKS REPORT:** Public Works Superintendent Perry Brown addressed council.

**1. New Public Works Assistant** – Robby Johnson was introduced to the council. Perry noted he has been doing training with Robby and he's a quick learner.

**2. Compost Soil Test** – The soil samples were taken this week. Perry was unable to go down a full 3 feet. He got one hole to one foot and another sample at 2 feet. The DOH representative was fine with this and had no problem with the old landfill buried down here. Anatek said it would take 2 weeks for the results.

**3. Vehicle Maintenance and Repair** - Perry ordered 4 tires for the Skid Steer. He couldn't fix the tires. He initially thought about taking the 2 newer tires off back hoe. The tires were damaged from nails at the recycle center. A washing machine had been left down there that was full of nails. Perry also talked about filling the tires with foam at a cost of \$279. Perry said the ExMark lawn mower tires were filled with foam and it rides rough and unbalanced. Council gave approval to have the tires slimed. Mayor Pfaff suggested doubling the formula as it wouldn't cost much more. The tires would then be spin balanced. Council also gave approval to get a magnet for the recycle center. The street roller was fixed by getting a new fuel filter. Perry bought six filters as he might then them until all the existing fuel is out of the engine.

**4. Transportation Improvement Board (TIB) Road and Streets Maintenance Workshop** – TIB is offering scholarships for an upcoming road and street maintenance workshop. TIB would either cover the mileage or two nights hotel. Perry requested the town pick up his hotel expense as he would prefer being down there the night before the class starts so would need 3 nights hotel covered. Council was agreeable to paying Perry's hotel and asking TIB to cover his mileage.

**5. Street Patching** – public works would be doing street patching the 3<sup>rd</sup> week of September.

**6. Rental of Sweeper** - Mayor Pfaff reported the Mayor of Farmington had contacted him about getting their streets swept before their Harvest Festival September 22<sup>nd</sup>. They would like to rent the Garfield street sweeper and an operator. Farmington would pay a per hourly rate plus the cost of fuel. Council was agreeable to this and proposed between \$75 and \$100 an hour.

**7. WWTP Repairs** - the dissolved oxygen temp sensor is showing error codes. This sensor is at the end of the polishing cell. Perry noted he would like to get a newer model that does more than one thing, perhaps getting another one that would also test chlorine and PH. Perry also noted he has been working on the

irrigation sprinklers around the WWTP facility and they are now working.

**3<sup>rd</sup> STREET OVERLAY:** Mayor Pfaff discussed the recent 3<sup>rd</sup> Street Overlay project noting there was a question about the height of the ADA sidewalk ramps. The regulation requires a height of no more than ¼” from the asphalt. Council requested the matter be tabled until further information could be obtained.

**OLD BUSINESS:**

1. 8<sup>th</sup> and Adams Manhole – Larry Hunt noted it has been 5 years with the 55 gallon drum in ground and requested it be fixed.

2. DOE Soil Remediation Project – Mayor Pfaff updated council on the project. The original DOE estimate was for \$100,000. Later, doing their own math they came up with a figure around \$60,000 to \$70,000 but no mobilization or engineering costs were included. They approved the project at \$75,000. Estimated costs now are over \$75,000, so the project was not awarded, awaiting confirmation of DOE funds. Both DOE and engineer did not think the project would have to go past Main Street, so it would not really costs the full \$75,000 but this could not be guaranteed until the soil was dug. Council agreed they had to project that it would go all the way to the creek, and costs would have to be covered. DOE has asked Keltic to split out their costs and provide them to DOE. They have agreed to do so. There was also some discussion of cost recovery with JE Love. Tim Southern **MOVED** that the Mayor be authorized to sign any necessary paperwork to change the scope of the project with DOE. Larry Hunt seconded the motion and the motion carried unanimously.

**NEW BUSINESS:**

1. **Recycle Center Concrete Floor Bids:** Tim Southern read aloud the contractor bids received for the recycle center concrete floor: Wm Woltering Construction at \$5,275 plus tax; Specialty Coatings - \$6,224.88 plus tax; ACE Elliott Land - \$6,968 plus tax; Quality Contractors - \$7,225 plus tax; A&R - \$7,650, including tax; Orazi Construction - \$9,590.40 plus tax. Tim Southern **MOVED** to accept the low bid from Wm Woltering Construction and authorize the mayor to sign the necessary documents. Mark Young seconded the motion and the carried. Larry Hunt abstained.

2. **Ordinance No. 422N – Budget Amendment:** Mayor Pfaff noted this budget amendment includes adding the DOE Soil Remediation Project, the Recycle Center Concrete Bay Floor project and the new public works wages. Larry Hunt **MOVED** to approve Ordinance No. 422N adopting the budget amendment. Daymon Marple seconded the motion and the carried.

3. **Resolution 2012-12 – Whitman County Department of Emergency Management MOU:** Tim Southern **MOVED** to approve Resolution 2012-12 adopting the Whitman County Department of Emergency Management Memorandum of Understanding. Larry Hunt seconded the motion and the carried.

**FINANCIAL:**

1. **Approval of Checks:** Larry Hunt **MOVED** to approve the following bills presented to council for payment. Daymon Marple seconded the motion and the carried.

Check Register #10596-#10603	Payroll \$7,033.35	
Check Register #10604-#10620	Claims \$47,735.27	TOTAL: \$54,768.62

**FIRE DEPARTMENT:** Council discussed fire department administration and operations with Fire Chief Chris McCully, focusing on how to best serve the community. A mailing and a public meeting were proposed as a means of informing the community about the department’s current operations and identified needs.

**ADJOURNMENT:** Larry Hunt **MOVED** to adjourn the meeting at 8:50 pm. Daymon Marple seconded the motion and the motion carried unanimously.

---

Jarrod Pfaff, Mayor

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