

**TOWN OF GARFIELD  
PLANNING COMMISSION MEETING MINUTES  
March 15, 2010**

**CALL TO ORDER:** Phil Weagraff called the Planning Commission Meeting to order at 7:02 PM.

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

**FINDINGS OF FACT – 03/08/10 PUBLIC HEARING AND MEETING:**

The commission reviewed the minutes and discussion of their March 8<sup>th</sup> meeting, along with the attorney comments and draft Findings of Fact. Phil Weagraff suggested the definition of Accessory Buildings be amended, deleting the “or in the same building as the main use.” He proposed the definition read “Any structure, incidental, appropriate, and subordinate to the main use of the property, and located on the same lot.”

Damon Vassar asked how the number 2 was determined for the number of outside employees under the definition Home Occupation. It was noted this reference to 2 outside employees was part of the Conditional Uses list “a” and for clarity was being added to the definition of home occupation rather than being part of the conditional uses list. The conditional uses list “a” would read home occupation with the term home occupation determining the number of outside employees by definition.

The proposed definition of “Multiple Family Dwelling” was discussed. It was suggested the definition read “A dwelling unit containing 3 or more units.” A dwelling unit containing 3 or more units. The words “or containing 3 or more families” would be eliminated.

Phil Weagraff noted the Mayor had read the planning commission minutes and attorney review, and that he still wanted to add Wind Turbines to the zoning code. The commission agreed and said they would do so at a later time.

The commission discussed adding a 15ft setback from adjacent properties in FI-2 for commercial and residential uses. Kevin Pickron said he felt like this was ignoring alleyways. It was noted the FI-2 has a 10ft setback from center of alleys. Other commission members felt a 10ft setback from the alley was sufficient.

Damon Vassar **MOVED** to adopt the March 15, 2010 Findings of Fact as amended. Kevin Pickron seconded the motion and the motion carried unanimously.

**COMPREHENSIVE PLAN:** Pages 16 – 20, Transportation through Public Buildings were reviewed and discussed. Changes proposed show in red.

**Transportation – Page 16**

There is one short line railroad which has connections to major lines. Several freight trucking companies serve Garfield for freight delivery on a regular basis. The *Whitman County Council on Aging* provides transportation for Senior Citizens in Garfield to Spokane and Moscow once a month. ~~The Council on Aging has also provided a van for~~ COAST is analyzing the feasibility of a commuter van for the Garfield community’s use.

**Water – Page 17**

Goal: To ~~expand~~ **maintain** the capacity of the water supply system.

Objective: 1. ~~Upgrade the current delivery system to meet future needs.~~ **Maintain the current system and upgrade as necessary.**

Annie Pillers agreed to update to current figures the gallons, usage, pumping capacity, etc. referenced in this section.

#### Sewer – Page 18

No changes recommended.

#### Storm Drains – Page 18 and 19

A study is required to determine points where a lack of capacity exists. ~~-Following the completion of the study,~~ As a result of current studies, a long range plan for upgrading the system needs to be developed.

#### Police and Fire Protection – Page 19

Goal: Maintain our own local police department presence.

Goal: Ensure that police equipment is kept up-to-date and in good repair.

Objectives: 1. To establish and maintain a replacement schedule for radios, computers, and other technological equipment, and vehicles.

~~2. Secure an agreement with an automobile dealer to regularly replace aging police cars with newer models.~~

Goal: Provide a larger storage facility and service area for fire trucks and fire equipment.

Objective: Cooperate with Rural Fire District #3 to construct a new fire station.

Police protection for the Town of Garfield is provided by the Palouse Police Department ~~one full-time officer and one reserve officer.~~ by the Palouse Police Department The Whitman County Sheriff's office can be called upon for backup when necessary. ~~The Police Department has two well-equipped late-model police vehicles.~~ The Department office, located in the Town Hall Building, is spacious and is also well equipped. Persons detained for law violations are transported to the Whitman County Jail in Colfax.

It was agreed that Fire Chief Brian Conklin should be contacted for his input and update.

#### Public Buildings – Page 20

No changes were recommended at this time, but there was discussion about other public buildings such as LaDow Court, the clinic building, the post office and restaurant building.

#### **SURVEY:**

The Planning Commission discussed the draft survey presented by Phil Weagraff. The commission agreed the option "neutral" was not needed, preferring an opinion for response. Tami Southern suggested adding some language to explain the survey was going to be used for seeking grants and would be spent on things such as aesthetics, advertising, etc. Phil agreed – the items listed in the vision casting. Kevin Pickron asked if a survey would be given per household or per person. It was agreed per person, as the commission wanted as many responses as possible. As previously discussed the commission was considering hand-delivery of the survey in addition to having copies available around town and on the website. Annie Pillers would ask the engineer if there were any questions that might be useful in relation to grant applications. Phi Weagraff thought after one more review, the draft survey could be given to the PDA, Town Council and Rural Development before distribution.

**APPROVAL OF MINUTES:** Kevin Pickron **MOVED** the minutes of February 17, 2010, the minutes of the March 8, 2010, public hearing and commission meeting, be approved as written. Tami Southern seconded the motion and the motion carried unanimously.

**NEXT MEETING:** Monday, April 12<sup>th</sup> 7:00 PM, Garfield Town Hall.

**ADJOURNMENT:** Chairman Weagraff adjourned the meeting at 8:05 p.m

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

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