

**TOWN OF GARFIELD
PLANNING COMMISSION PUBLIC HEARING MINUTES
APRIL 28, 2008**

CALL TO ORDER: Chairman Phil Weagraff called the public hearing to order at 6:15 PM

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

PUBLIC PRESENT: Scott Harriman, Ree Kelly, Jarrod Pfaff, Erin Rhode, Ryan Root, Natalie Stone, Tom Tevlin, Windy Tevlin, and Darby Vassar.

Phil Weagraff explained the planning commission was reviewing proposed changes to the zoning codes and zoning map. After public input from this public hearing and the planning commission meeting next week, May 5th, recommendations would be forwarded to the town council for their action.

Proposed Issue #1 Allow residential use in commercial zone – existing residential to continue in perpetuity, new residential use restricted to area behind storefront or upstairs only.

C-1- Commercial. Page 15

A. 1. Add Item A (Single Family Dwelling) from Page 10 in “Outright Uses” in area behind storefront or upstairs.

2. Add Item E (1 or 2 family dwelling) from Page 10 in “Outright Uses” in area behind storefront or upstairs.

B. Add Item A (Home occupation in home with no more than two outside employees) from Page 11 in “Conditional Uses”

C. Add note on Page 15, existing residential uses as of the date of adoption of this code to continue in perpetuity.

Ryan Root spoke against limiting residential use in the commercial district, noting he would prefer to see a residential use rather than a vacant building. He asked what was being done to bring in more commercial use in town. Jarrod Pfaff said the town council, Garfield Public Development Authority (PDA) and Whitman Rural Development (WRD) were all actively working on positive changes, looking for grants, etc., and that he was not willing to give up on downtown yet. Ryan felt it might be premature to zone out residential uses. He would like to see a plan for the downtown, talk with people and let them know what is going on, before any zoning changes. He was supportive of both residential and commercial uses downtown but not agricultural uses. Windy Tevlin relayed that the building she now lives in was scheduled to be condemned and now it is excellent and a very nice residence.

Paul Hendrickson expressed that he was not opposed to the existing residential uses, but that he would like to save what is left of the commercial portion of downtown. Natalie Stone asked Paul when he foresaw growth downtown. Paul could not provide such a projection. She also asked about re-visiting why New Morning Glass was not able to have a functional studio.

Tom Tevlin said he understood that under the proposed changes, existing residences are safe, but he wanted to protect others. He would hate to see the area pigeon-holed.

Jarrod Pfaff and Paul Hendrickson both shared they wanted the opportunity to continue to work on commercial use for downtown. Paul said zoning could be revisited in 5 or 6 years. He explained to qualify for grants the comprehensive plan needs to be updated every 10 years. It was agreed the current zoning needs to be updated. There was discussion about zoning “as is”. Natalie Stone asked why these changes were coming up now because somebody knew somebody. Jarrod Pfaff explained Stewart Pfaff was buying a house in the commercial district and it came to light the

residential use was in conflict in that zone. He noted these were the first issues to come up and now be addressed. Other issues would be addressed later.

Paul Hendrickson recommended, for now, the planning commission take care of the current residences, and separate the issues, noting zoning could be re-visited. Tom Tevlin said he could see the two separate issues – growth and future needs and the current residential concerns now.

Natalie Stone noted she had a letter stating she could rebuild her property if it was damaged. It was clarified home occupations are a conditional use with no more than 2 outside employees. Natalie asked how a farm business would be impacted by the limitations for home occupations. The planning commission explained that farm employees were not working out of the home and not impacted by the current home occupation restrictions.

Proposed Issue #2. Minimum lot size – for all newly platted lots

R-1 Residential Page 18 Currently no minimum lot size

Change minimum lot size to 10,000 sf

AG-1 Page 12 Currently minimum lot size is 20,000 sf

Change minimum lot size to 10,000 sf

AG-2 Page 13 Currently minimum lot size is 40,000 sf

Add minimum lot size 15,000 sf

AG-3 Page 14 Currently minimum lot size is 3 acres

Change minimum lot size to 2 acres

b. Minimum living space – for residential zones

Structural Requirements currently requires 1,000 sf on main floor of homes.

Amend to read 1,000 sf of living space

The planning commission talked about the current platted lots being so small it requires a variance to building nearly anything on the lot. The proposal was to enlarge minimum lots sizes for newly platted lots only. The Planning Commission also talked about allowing for 1000 square feet of overall living space as a minimum for the residential zones, rather than requiring the current 1,000 square feet on the main floor. Natalie asked if this would allow for a garage on the bottom floor and a residence upstairs. Phil confirmed the proposed change would allow this.

Phil Weagraff explained the council had reconsidered the change in minimum lot size for AG-1 and AG-2 and that the proposal to reduce those minimum lot sizes was withdrawn.

Paul Hendrickson addressed the change in AG-3 minimum lot size from 3 acres to 2 acres. He noted part of the industrial zone, East of D Street included a portion of a proposed housing development. He recommended the industrial zone boundary be moved to D Street West and the AG-3 zone be moved to D Street East to accommodate this housing development. He also noted in the covenants for the housing development, restrictions could be placed on minimum lot sizes of 3 acres so the change to 2 acres would work.

Proposed Issue #3. Allow crop farming and sales outlet for commodities grown or processed on-site in ag zones.

AG-1 Page 12

AG-2 Page 13

AG-3 Page 14

- A. Add Item T – Agricultural Uses and Horticultural Uses to Outright Uses Page 10
- B. Add Item T to Outright Uses AG-1, AG-2, AG-3
- C. Add Item U – sales outlet for commodities grown or processed on site to Outright Uses Page 10 OR
- D. Amend Item T – Sales outlet for commodities grown or processed on site to Conditional Uses Page 11

- E. Add Item U to Outright Uses AG-1, AG-2, AG-3 OR
- F. Amend Item T to Conditional Uses AG-1, AG-2, AG-3

Phil Weagraff suggested the language read commodities grown and processed on-site rather than “or”. Annie Pillers confirmed the language for all the zoning changes would be reviewed by the city attorney Stephen Bishop, before being implemented.

Proposed Issue #4. Rezone

- A. Rezone Block 2, Lots 1 – 8, in Garfield Original from C-1 to R-3. OR
- B. Add note on Page 15, existing residential uses as of the date of adoption of this code to continue in perpetuity.

Ryan Root, Jarrod Pfaff and Tammy Howard spoke in favor of putting in language that allows for the residential uses to remain in perpetuity rather than rezoning Block 2 to residential. All expressed that this would allow flexibility in the future for commercial use.

Natalie Stone asked about the current zoning for the gas station. Others noted the clinic and the Verizon building don't match current zoning either. It was agreed there were inconsistencies but this hearing was not for a full rezone of town.

Phil Weagraff closed the public hearing at 7:00 pm.

NEXT MEETING: Monday, May 5th 6:00 pm at Town Hall.

Approved: May 5, 2008

ATTEST:

Phil Weagraff, Chairman

Annie Pillers, Clerk/Treasurer