

**TOWN OF GARFIELD
PLANNING COMMISSION MEETING MINUTES – Draft
MAY 5, 2008**

CALL TO ORDER: Chairman Phil Weagraff called the public hearing to order at 6:01 PM.

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

PUBLIC PRESENT: Andrew Flodin.

Phil Weagraff asked if the members were familiar with the proposed zoning issues for discussion tonight. The members confirmed yes, they were familiar with the issues.

BOARD QUALIFICATION:

Phil Weagraff asked each member of the Planning Commission the following questions.

- a. “Does any member of this Commission have a personal or financial interest in this matter or its outcome? Paul Hendrickson indicated he owned a portion of ground that was being considered for a rezone. He further added that he is in the business of selling residential property outside of the commercial district that could be in competition with downtown residential.
- b. “Does any member of this Commission live or own property within 300 feet of the area which is the subject of this proceeding?” Tami Southern indicated she lives within 300 feet of the agricultural zone where changes are proposed.
- c. “Is there a member of this Commission who believes that he or she cannot sit and hear this matter fairly and objectively?” All members – no.
- d. “Is there a member of this Commission whose employer has a personal or financial interest in this matter or its outcome? All members - no.
- f. “Is there a member of this Commission who has had oral or written, off-the-record communication (ex parte), without notice to opponents or proponents that is directed towards the merits or outcome of this proceeding? All members - no.
- e. “Is there any member of this audience who feels a member of this commission cannot judge this issue fairly? No objections were raised.

Phil Weagraff 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.”

The commission talked about discussions for fact-finding purposes and getting people's ideas/input. It was agreed the issue would be any off-the-record discussions.

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.

Phil Weagraff shared that he agreed with the comments of the mayor last week. The commission discussed the development of apartments in the commercial district and based upon at least having two units ready, when they could open as a multiple family unit. It was noted current zoning allows apartments as a conditional use. Tammy Howard indicated she did not want to be too restrictive.

Tami Southern **MOVED** zoning proposal #1, allow residential use in commercial zone - existing residential to continue in perpetuity, new residential use restricted to area behind storefront or upstairs only. Paul Hendrickson seconded the motion and the motion carried unanimously.

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

a.1. R-1 Residential Page 18 Currently no minimum lot size
Amend minimum lot size to 10,000 sf

Damon Vassar **MOVED** zoning proposal #2a1, minimum lot size for all newly platted lots – amend R-1 minimum lot size to 10,000 sf. Tammy Howard seconded the motion and the motion carried unanimously.

a.2. AG-3 Page 14 Currently minimum lot size is 3 acres
Change minimum lot size to 2 acres

Damon Vassar **MOVED** zoning proposal #2a2, minimum lot size for all newly platted lots – AG-3 change minimum lot size to 2 acres. Tami Southern seconded the motion and the motion carried. Paul Hendrickson abstained.

There was additional discussion of whether reconsideration would be requested at a later time. It was agreed the commission would address the request at that time, if needed.

b. Minimum living space – for residential zones

R-1 Residential Page 18

R-2 Residential Page 19

R-3 Residential Page 20

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

Amend to read 1,000 sf of living space.

The commission discussed what type of building they could anticipate with this proposed change, acknowledging they could not foresee every possibility. It was noted the current code states 1000 sf minimum on the main floor of home but is not specific to upstairs or downstairs. The question was raised if the commission wanted to limit this sf requirement to the ground floor. Another suggestion was to consider reducing the 1000 sf to perhaps 800 sf. Tammy Howard talked about wanting to provide flexibility. Phil Weagraff asked if no change was made to the code, could a variance be issued to address a smaller structure. Stephen Bishop was contacted and confirmed this was not an item in which a variance could be issued. He further noted, as an option, the minimum sf requirement could be stated to read the primary living quarters. Tami Southern talked about standards and not wanting to give the wrong impression in the residential zones. It was noted the current platted 50 x 100 lots often do not provide sufficient area to meet existing setbacks for larger structures. Tammy Howard wanted to provide flexibility for rebuilding of a smaller home if a home burned down on a 50 x 100 lot. Paul Hendrickson agreed the commission needed to make something legal with the large number of smaller 50 x 100 lots in town. Phil Weagraff talked about wanting to appeal to families and what's best for the community for quality of living.

Tammy Howard **MOVED** zoning proposal #2b, Minimum living space for residential zones – R-1, R-2, R-3, amend to 1,000 sf of living space. Tami Southern seconded the motion and the motion carried. Paul Hendrickson abstained.

Paul Hendrickson asked if there were any such proposals pending at this time for a garage downstairs and residence above. Annie Pillers stated she was not aware of any at this time. The original proposal recently presented to council was dropped. The commission further discussed the original motion and if any amendments should be made. It was decided to leave the motion as made.

Proposed Issue #3. Allow agricultural crops and horticultural crops and sales outlet for commodities grown and processed on-site in agricultural zones.

AG-1 Page 12

AG-2 Page 13

AG-3 Page 14

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

Phil Weagraff talked about the kinds of crops that could be grown – corn, wheat, etc. The issue of dust from farming was addressed. Tami Southern said, in her experience, the issue of dust from farming was only an issue for a very short time span during the year. The commission felt allowing agricultural and horticultural uses and processing of commodities grown on-site provided increased flexibility. It was noted, by making these conditional uses, any concerns could be addressed through the conditional use process and limited at that level if needed. The commission talked about raising of animals. It was noted the raising of animals was currently allowed in zoning, but requires compliance with the town's animal ordinance. Phil Weagraff asked if Stephen Bishop had reviewed the language for the zoning proposal changes. Annie Pillers noted they would be submitted to him for review after the planning commission made their recommendations.

Tammy Howard **MOVED** zoning proposal #3, as a conditional use, allow agricultural crops and horticultural crops and sales outlet for commodities grown and processed on-site in AG-1, AG-2, AG-3 zones. Tami Southern seconded the motion and the motion carried unanimously.

Proposal #4. Rezone portion of FI-1 from D Street East to AG-3.

The commission talked about whether this small piece would be better suited in AG-2 or AG-3. It was noted AG-3 allowed for a direct boundary line and not a single triangle piece standing out. Under AG-3 the parcel would meet the 2 acre lot size.

Tammy Howard **MOVED** zoning proposal #4, Rezone portion of FI-1 from D Street East to AG-3. Damon Vassar seconded the motion and the motion carried. Paul Hendrickson abstained.

There was additional discussion of whether a rezone would be requested at a later time. It was agreed the commission would address the request at that time, if needed.

Annie Pillers explained the next step would be for the planning commission's findings of fact to be forwarded to the town council. The town council would be holding a public hearing for input. From that they would develop a set of findings of fact, and then consider any zoning change recommendations at that time.

APPROVAL OF MINUTES: April 28, 2008 Public Hearing. Tami Southern **MOVED** the minutes of the April 28, 2008 public hearing be approved as written. Paul Hendrickson seconded the motion and the motion carried unanimously.

ADJOURNMENT: Phil Weagraff adjourned the meeting at 7:25 pm.

Approved:

ATTEST:

Phil Weagraff, Chairman

Annie Pillers, Clerk/Treasurer