

**CITY OF GRANITE FALLS  
GRANITE FALLS, WASHINGTON**

**RESOLUTION 2020-03**

**A RESOLUTION OF THE CITY OF GRANITE FALLS, DIRECTING THE DESIGNATED OFFICIAL TO PROCEED WITH ANALYSIS AND PROCESSING OF THE 2020 COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS ANNUAL DOCKET.**

**WHEREAS**, the City of Granite Falls is a City in Snohomish County, Washington, planning under the Growth Management Act (RCW Chapter 36.70A); and

**WHEREAS**, the City of Granite Falls has established procedures and schedules to update, amend or revise the City's Comprehensive Plan and development regulations on an annual basis consistent with RCW 36.70A.470(2); and

**WHEREAS**, the 2020 Comprehensive Plan and Development Regulations Annual Docket proposals include eight Comprehensive Plan, Zoning Map and zoning code amendment applications proposed by the City; and

**WHEREAS**, the Planning Commission held public meetings on the proposed list of docket items in Attachment A on November 12, 2019, January 14, 2020, February 11, 2020, and March 10, 2020; and

**WHEREAS**, the Planning Commission made a recommendation at their March 10, 2020 meeting to the City Council recommending the Council direct the City Manager to proceed with preparing a 2020 Annual Docket application that includes the amendment alternative preferred by the Planning Commission and the additional item added by City staff to address fences; and

**WHEREAS**, consideration and passage of this Resolution is an action that is exempt from the requirements of the State Environmental Policy Act (RCW Chapter 43.21C) pursuant to WAC 197-11-800(14)(h) and (19) and GFMC Chapter 19.07; and

**WHEREAS**, the City Council conducted a public meeting on the proposed 2020 Comprehensive Plan and Development Regulations Annual Docket list as provided in Exhibits A on March 18, 2020; and

**WHEREAS**, the City Council considered the Planning Commission recommendation received from the March 10, 2020 meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANITE FALLS AS FOLLOWS:**

**Section 1. Requested Action.** The City of Granite Falls City Council directs the Designated Official to analyze the attached list of docket items, prepare reports, and present the detailed findings to the Planning Commission and the City Council for action before the end of 2020.

Section 2. 2020 Docket. The approved docket items listed in Attachment A are the official 2020 Comprehensive Plan and Development Regulations Annual Docket for the City of Granite Falls and will serve as the Comprehensive Plan and development regulation changes considered in 2020.


Section 3. Severability. If any section, sentence, clause or phrase of this resolution should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 4. Effective Date. This resolution shall take effect immediately upon passage by the City of Granite Falls City Council.

PASSED by the City Council of the City of Granite Falls this 18<sup>th</sup> day of March 2020.

  
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Matthew Hartman, Mayor

ATTEST:

  
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Darla Reese, MMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Thomas H. Graafstra, City Attorney

# ATTACHMENT A

## RESOLUTION 2020-03

### City of Granite Falls

#### 2020 Comprehensive Plan and Development Regulations Annual Docket List of Proposed Revisions

- CPA/ZMA2020-001 *1XX N. Indiana Avenue* (Parcel 30071800311700) amendments propose to change the Comprehensive Plan Future Land Use Map designation from General Commercial (GC) to Multiple Residential (MR) and the Zoning Map designation from General Commercial (GC) to Multiple Residential (MR) for 0.11 acres consisting of one parcel. The reason for the proposed amendment is a result of a boundary line adjustment which occurred in May of 2019. As a result of the BLA the property had split zoning. The zoning change will put the entire parcel within the MR zone.
- CPA/ZMA2020-002 *XXX Gun Club Rd* (Parcel 30071800206900) amendments propose to change the Comprehensive Plan Future Land Use Map designation from Light Industrial (LI) to Public/Institutional (P/I) and the Zoning Map designation from Light Industrial (LI) to P/I (Public/Institutional) for 4.92 acres consisting of one parcel. The subject parcel was purchased by the Snohomish County Fire District 17 for the purpose of a future fire station. The proposed amendments provide the appropriate Comprehensive Plan and Zoning destinations for publicly owned land intended for a public purpose and use.
- CPA/ZMA2020-003 *116 Cascade Ave* (Parcel 00459300200700 *and* *203 W. Galena* (Parcel 00459300200701) amendments propose to change the Comprehensive Plan Future Land Use Map designation from Central Business District (CBD) to Public/Institutional (P/I) and the Zoning Map designation from Central Business District to P/I (Public/Institutional) for a total .24 acres consisting of two parcels. The subject parcels were purchased by the City of Granite Falls in August of this year. The proposed amendments provide the appropriate Comprehensive Plan and Zoning destinations for publicly owned land intended for a public purpose and use.
- ZCA2020-001 *Land Use Processing New Chapters 19.04A, 19.04B and Edits to Chapter 19.04* – As part of this document Chapter 19.04 Administration is the Chapter of the title which combine and consolidate the application, review, and approval procedures for land development in the city so that these procedures are intended to be clear, concise, and understandable. It is further intended to comply with state guidelines for combining and expediting development review and integrating environmental review and land use development plans.

This Chapter does lack clarity of procedure for all types of application. Chapter 19.04 establishes land use application into three type of applications – Type I is administrative applications, Type II applications is quasi-judicial applications, and Type III applications are legislative. However, this chapter lack of procedure for all type of land use application does make it rather difficult for staff to process and for applicants to have a clear understanding of the process. Staff and the city’s consultant

are recommending for the 2020 docket process to provide more clarity to is chapter by creating three new separate chapters. The first new chapter (19.04A Procedures) would establish the administration and procedural requirements and the second new chapter (19.04B Types of Land Use Review) would create the type of land use review. The existing Chapter 19.04 Code Administration would be updated to reflect the additions of the two new chapters. Other changes may occur to other chapters as the update progresses; however, they would only be related to the changes for the two new chapters.

- ZCA2020-002 *SEPA Environmental Review* – Minor correction to two Washington Administrative Code (WAC) in subsection GFMC 19.07.010(E).
- ZCA2020-003 *Floodplain Ordinance GFMC 19.07.035* – The City of Granite Falls received a Letter of Final Determination (LFD) from the Federal Emergency Management Agency (FEMA). This LFD sets the date (June 15, 2020) for the current preliminary Flood Insurance Study (FIS) and accompanying Flood Insurance Rate Map's (FIRM) to become effective. In order to maintain participation in the National Flood Insurance Program (NFIP) and allow citizens within the community to obtain flood insurance and certain types of federal disaster aid, the City must adopt an updated floodplain ordinance that meets current state and NFIP standards and includes the new FIS and FIRM as the basis for establishing areas of special flood hazard within 6 months of the LFD.

FEMA Region 10 is required to review your current floodplain development ordinance to ensure it meets the requirements for your community's participation in the NFIP. If your community's ordinance is compliant and meeting the standards in the model ordinance your community must still adopt the new FIS and FIRM. The City of Granite Falls can either repeal their existing floodplain ordinance and replace it with the model or meet all items in the provided model ordinance. Region 10 highly recommends that Granite Falls provide FEMA Region 10 with a copy of the currently effective floodplain ordinance as soon as possible to review in order to provide your community the required and recommended updates. Per the Code of Federal Regulations, a community that does not adopt updated regulations along with the new FIS and FIRM becomes automatically suspended from the NFIP until the updated ordinance is adopted and approved by FEMA.

- ZCA2020-004 *Fences* – Added new subsection (B) that would allow for an administrative deviation to the stands under (A) of GFMC 19.06.030(A).