

TOWN OF GRANITE FALLS

RESOLUTION NO. 85-5

A RESOLUTION OF THE TOWN COUNCIL MAKING FINDINGS AND CONCLUSIONS REGARDING THE APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT AND 72 UNIT MOBILE HOME PARK.

WHEREAS, an application has been made for an amendment to the Granite Falls Comprehensive Plan and approval of a mobile home park site in connection with said amendment, and

WHEREAS, the Town Council of the Town of Granite Falls considered said application at the August 14, 1985, council meeting and voted to deny the same, and

WHEREAS, the applicant has requested the Town Council to make and enter Findings and Conclusions according to law, and

WHEREAS, the Town Council wishes to make and enter said Findings and Conclusions

NOW, THEREFORE BE IT RESOLVED:

FINDINGS

SECTION 1. Application.

1.1. Applicants are Michael Lang and Michael Ongaro. The applicants are represented by Reid H. Shockey, and Shockey & Associates.

1.2 Applicants seek amendment to the Granite Falls Comprehensive Plan with respect to a ten-acre parcel located north of Stanley Street and west of Granite Avenue, within the confines of the town limits of Granite Falls.

1.3 The application requests a change of classification of the parcel from Phased Suburban to High Urban.

1.4 The application requests approval of use of the reclassified ten-acre parcel as a site for a 72-unit mobile home park.

SECTION 2. Granite Falls Comprehensive Plan.

2.1 The Granite Falls Comprehensive Plan was adopted by Resolution 83-1 of the Town of Granite Falls, effective March 30, 1983.

2.2 The Comprehensive Plan defines residential land use classification Phased Suburban as: Areas of medium-density residential development, such as traditional single-family units and duplexes which are served by the existing sewer system (.4 dwelling units/acre phased to 4 dwelling units/acre).

2.3 Urban is defined as: Areas of medium-density residential development, such as traditional single-family units and duplexes which are served by the existing sewer system (4-6 dwelling units/acre).

2.4 High Urban is defined as: Areas of higher-density residential development which can provide an environment similar to single-family areas. Such areas are located near higher density uses and are served by the Town's sewer and water system.

2.5 The 10-acre parcel which is the subject of the application for Comprehensive Plan amendment is designated in the 1983 Granite Falls Comprehensive Plan as Phased Suburban.

2.6 If the amendment were approved, the site would be surrounded on the north, east and west by low density residential uses and to the south by the central business district.

SECTION 3. Site Characteristics.

3.1 The site is fairly flat with gentle slope from east to west. The central portion of the site is lowest and contains organic, wet soils.

3.2 The site is forested, with underbrush and wetland vegetation. A narrow stream runs along the southern boundary of the site. The site is adjacent to the confluence of two drainage channels, draining approximately 80 acres. The channels come together to form the stream on the southern boundary. The site is poorly drained with extensive ponding.

3.3 A substantial portion of the site is designated in the Granite Falls Comprehensive Plan an Environmentally Sensitive Area - Wetlands.

SECTION 4. Preliminary Site Plan.

Applicant's preliminary site plan provides for a single entry/exit to the public right-of-way, with a closed loop road system served by the entry/exit. 72 mobile home sites are arranged at generally right angles to the road. The plan contains an open space and a walking/jogging trail around the perimeter of the site. The site plan provides 177 parking spaces.

SECTION 5. Vehicular Traffic Considerations.

5.1 Development of the proposed site would cause a significant increase in traffic at the Stanley Street/Granite Avenue intersection, already the busiest intersection in the town. The State Department of Transportation approves of channelization of the traffic lanes, but does not find adequate information available to make determinations regarding traffic movements and traffic volume.

5.2 The proposed single entrance/exit to the site is significantly less desirable than two entrance/exits, for use by emergency vehicles.

5.3 A proposed easement to the south of the site, which could allow a second entrance/exit does not presently exist.

SECTION 6. Public Services Considerations.

6.1 Adequate electric utility services is available to the site.

6.2 Although the sanitary sewer facility has adequate capacity to serve the proposed site, the proposed 72-unit development would utilize 42% of the existing sewer system capacity.

6.3 Based on information provided by the District Engineer, Water Supply and Waste Section of the Department of Social and Health Services, the Director of the Environmental Health Division of the Snohomish Health District, the Town Utility Superintendent and the Granite Falls School Superintendent, the Town water supply system is not adequate to serve the proposed 72-unit development.

6.4 Applicant's proposal for a private water system poses a risk of contamination of public water supplies and is contrary to sound water utility operating practices.

6.5 The 72-unit development would increase the school-age population and would require additional pupil capacity, as the Grantie Falls School District is presently operating at capacity.

SECTION 7. Miscellaneous Considerations.

Maximum development of the 10-acre site under its current designation of Phased Suburban would result in 40 dwelling units. Local taxes generated by the proposed 72-unit development under the High Urban designation would generate less local tax and school tax revenue than the significantly less populous Phased Suburban designation development.

SECTION 8. Planning Commission Action.

8.1 The Granite Falls Planning Commission considered the Application for Comprehensive Plan Amendment, holding public hearings on February 16, 1984, February 19, 1985, and May 21, 1985.

8.2 The Planning Commission recommended that the Application for Comprehensive Plan Amendment be denied.

CONCLUSIONS

SECTION 1. Amendment of the Comprehensive Plan to redesignate applicant's 10-acre tract from Phased Suburban to High Urban is not consistent with the design policies set out in the Comprehensive Plan.

SECTION 2. Amendment of the Comprehensive Plan is not consistent with the development policies set out in the Comprehensive Plan.

SECTION 3. The 10-acre tract does not possess the characteristics described in the Comprehensive Plan guidelines for High Urban designation, in particular because of the existence on the tract of environmentally sensitive wetlands.

SECTION 4. Amendment of the Comprehensive Plan would not be consistent with maintenance of the small town character and atmosphere of the Town of Granite Falls as it presently exists.

SECTION 5. Amendment of the Comprehensive Plan would constitute a significant departure from the residential land use designation adopted by the Comprehensive Plan in 1983. Amendment would not strengthen or improve the Comprehensive Plan and would weaken the comprehensiveness of future planning, which is the basis of the entire Plan.


SECTION 6. The public water supply system is not adequate to service the mobile home development and a private water system is neither desirable nor acceptable.

SECTION 7. The proposed mobile home development would have adverse impact upon local traffic circulation and congestion, upon the sanitary sewer system and the Granite Falls School District.

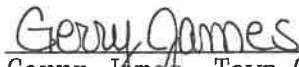
SECTION 8. The recommendation of the Granite Falls Planning Commission is approved.

SECTION 9. The Application for Amendment of the Granite Falls Comprehensive Plan is denied. The request for approval of a 72-unit mobile home park is therefore moot.

This Resolution adopted this 18 day of December, 1985.


MAYOR, TOWN OF GRANITE FALLS

Attest:


Gerry James, Town Clerk

I, Gerry James, being first duly appointed, qualified and acting Clerk of the Town of Granite Falls, Washington, a Municipal Corporation, do hereby certify that the foregoing Resolution No. 85-5 is a full, true and correct copy of the original Resolution passed on the 18 day of December, 1985, as said Resolution became effective on this 18 day of December, 1985; and that the same was duly posted on the 18 day of December, 1985, at the following three public places of said Town.

1. U.S. Post Office
2. Town Hall
3. Konnerup Grocery