

# **Land Use Element**

## **Purpose and Relationship to GMA**

"How shall we grow?" is a recurring theme in communities throughout the United States. Growth can take many forms: more people, more homes, new job opportunities, higher standards of living, increased family wealth, promote physical activity, and so on. This Element is concerned primarily with the accommodation of the City of Granite Falls spatial growth; that is, the increased use and the mix of land uses for urban activities.

This Land Use Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act to address land use issues in the City of Granite Falls and the adjacent Urban Growth Area that are expected to arise over the next 20 years. This Element that, in effect, is the City's policy plan for growth describes how the goals in the other elements of this Comprehensive Plan will be implemented through land use policies and regulations. Therefore, it is a key element in implementing Granite Falls' Comprehensive Plan. This Element has also been developed in accordance with the County-wide Planning Policies, and has been integrated with all other planning elements to ensure internal consistency throughout the Comprehensive Plan.

This Element inventories and analyzes the distribution and location of existing land uses and considers the appropriate intensity and density of future development.

## **Urban Growth Area**

The GMA requires counties planning under the Act to designate an urban growth area or areas (UGAs) "within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature." The Act provides, "Each city that is located in such a county shall be included within a UGA. A UGA may include territory that is located outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth."

The 1995 UGA was approximately 1,469 acres. The 2005-2015 UGA was approximately 1,793 acres. In 2014, The City submitted an amendment proposal requesting Snohomish County, as a part of the County's 2015 Comprehensive Plan Update, expand the Granite Falls UGA by 29.38 acres to allow the City to annex City-owned park property. With this expansion, the Granite Falls 2015-2035 UGA encompasses approximately 1,823 acres or 2.85 square miles. The location of the boundary for this area was based on land supply needs to meet expected future development demands, environmental constraints, the location of existing development beyond the City limits, and the availability of existing infrastructure and services. Public sewer and water lines, drainage facilities, electricity and telecommunication lines, and roadways will be extended to serve existing and future development over the next 20 years as annexations occur within the unincorporated areas of the UGA.

## **Major Land Use Considerations and Goals**

Land is available for future development in the area surrounding Granite Falls. This resource will be important to meet future growth needs, as later sections of this Element will show. Much of the developable land within the City limits is committed for new housing areas, and the residential demand that will be generated through the year 2035 can be met within the City limits and existing UGA. This Land Use Element will guide decision-making to achieve the community goals that have been articulated in the Vision Statement.

- The City is committed to achieving balance between community expectations and attainable resources by satisfying the needs of both visitors and residents.
- All essential needs for goods, services, health and wellness are to be available within the City.
- The City will maintain its traditional small-town Americana appearance, nationally recognized school system, vibrant commercial district, and well-connected neighborhoods, parks, and open areas.
- The City welcomes companies that provide living wage jobs.
- The City goal is to maintain a strong local economy based on a balance of tourism, commerce, and industry.
- Granite Falls is recognized as a nice place to live nestled in the foothills of the Cascades.

## **Inventory and Analysis**

There are always three questions that must be answered to successfully complete any planning program. These are:

- What do you have?
- What do you want?
- How are you going to get what you want?

Answering the first question involves the inventory and analysis of all of the current physical resources in the community. To answer the second question--what do you want?-- an up-to-date Comprehensive Plan must be maintained. And to answer the final question--how are you going to get what you want?--the various measures to implement the Plan (including zoning, subdivision regulations, capital facilities plans, etc.) must be periodically reviewed and updated. The following sections provide a quantification and analysis of the various land uses that exist in the City of Granite Falls today.

### **Residential**

Data provided by the City of Granite Falls, Snohomish County, and the US Census indicates that, as of 2000, there were 872 housing units of all types within the City. By the end of the year

2014, that number had grown to 1,272. This represented about a 46 percent increase over the 2000 figure.

**TABLE LU-1  
CITY OF GRANITE FALLS  
Number of Housing Units, By Type –2014**

<b>Types of Dwelling Units</b>	<b>Number</b>	<b>%</b>
Single Family	955	75.1
Duplex	46	3.6
3 to 9 Family	50	4.0
10 Families or More	153	12.0
Mobile Homes	40	3.1
Other	28	2.2
<b>Total</b>	<b>1,272</b>	<b>100</b>

*Source: City of Granite Falls 2014 Land Use Survey*

Between 2011 and the 2014, housing in Granite Falls grew by 14 units or 1% compared to a four year period just over a decade ago when, between 2001 and 2004, the City grew by 314 units or 36%. The economic downturn that began in 2008 clearly had a significant impact on housing development and growth in Granite Falls.

**TABLE LU-2  
Granite Falls Washington Additional Housing Units: 2011-2014**

<b>Unit Type</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>Total</b>
Single-family	3	2	2	1	8
Duplex	0	0	6	0	6
Multi-family	0	0	0	0	0
Mobile Home	0	0	0	0	0
<b>TOTALS</b>	<b>3</b>	<b>2</b>	<b>8</b>	<b>1</b>	<b>14</b>

*Source: Granite Falls Annual Housing reports*

The two preceding tables show that single family housing is the dominant housing type, and the proportionate share for multi-family units remains relatively the same since 2000. As the cost of housing continues to increase, it can reasonably be expected that the multi-family housing share of the total units in Granite Falls may expand.

The City's development pattern with respect to housing has been relatively efficient. As the following table shows, the average net residential density is nearly 3.0 dwelling units per acre.

**TABLE LU-3**  
**City of Granite Falls Existing Housing Density Patterns: 2014**

<b>Housing Units Type</b>	<b>Number of Units<sup>1</sup></b>	<b>Currently Developed Acres<sup>2</sup></b>	<b>Average Density</b>
Single-family and Duplex	892 <sup>3</sup>	330.7	2.7
Multi-family	127 <sup>3</sup>	10.8	11.6
Manufactured Housing	24 <sup>3</sup>	38.1	0.6
<b>Total Housing Units<sup>1</sup></b>	<b>1,043<sup>3</sup></b>	<b>379.6</b>	<b>2.7</b>

1. Does not include dwelling units that are non-conforming uses in commercial and industrial designated areas of the City.

2. Source: Snohomish County Assessor records.

3. Source: City of Granite Falls 2014 Land Use Survey.

The implications of the figures in this table are important. Higher densities reflect more efficient development patterns and will continue to be encouraged in areas served by public potable water and sanitary sewer facilities.

Granite Falls' residential development pattern has been influenced by the presence of the physically constrained land to the north, south and east. The Pilchuck and Stillaguamish Rivers to the north and south respectively and mountains to the east limit expansion. Most of the higher density housing is found in and around the central business district (CBD).

The older, more unique neighborhoods of Granite Falls are situated east and south of the CBD. These areas have the potential to undergo the greatest amount of change, either through renovation, rehabilitation, or what is sometimes referred to as "adaptive re-use." This term is used to describe the process whereby an older structure basically retains its original exterior façade, but the interior space may be changed considerably to accommodate a completely different use from what the building was originally constructed. Common examples of "adaptive re-use" are when large, older homes are converted into professional offices.

## **Commercial**

Within the currently constituted City limits, the primary commercial area is the central business district (CBD) 20-block area located in the vicinity of Stanley Street and Granite Avenue. This 78 acre area contains several older buildings and at-grade parking areas. The CBD's economic health in 2015 categorized as marginally stable, with about 22 percent of the ground floor commercial space currently vacant. The CBD contains some residential units on the second floors of commercial businesses. This type of development creates a "captive audience," putting more potential shoppers on the sidewalks of downtown.

The continued economic viability of this area will be greatly dependent on an expansion of this concept. If a variety of housing can be made available to various income and age groups in and around the CBD, the stores, shops and offices in downtown Granite Falls will be better able to compete with the newer shopping areas that cater exclusively to the auto-driving public. The CBD's future health is integrally related to the fact that Granite Falls is the gateway to one of the most popular outdoor recreation areas in Washington, the Mountain Loop Recreation Area. As the downtown evolves from its roots as a traditional downtown selling basic goods and services to a specialty services and retail shopping area, the visitor to the Mountain Loop Recreation Area will become more and more important.

Another factor that can enhance the physical character of downtown Granite Falls will be the City's ability to use the older structures as a positive resource from which a unique urban community can evolve. This will involve a program of infilling with new buildings and renovating existing structures in a manner that is sympathetic to the style and scale of the existing built environment. This, along with the addition of appropriate streetscape elements (landscaping, street furniture, street lights, etc.) can create a "special" character unique to Granite Falls that could bring more people downtown for more detailed recommendations (see the subarea analysis on page 15). A downtown master plan would help the City implement many of these ideas.

Other areas of commercial development within the City are located mainly along Stanley Street to the west of downtown and for about a four block area on the west side of North Alder Avenue between East Stanley Street and East Alpine Street. These two areas contain approximately 82 acres and are zoned GC (General Commercial), see Figure LU-2. Some of the land uses in these GC-zoned areas are oriented toward the automobile driving public and essentially provide goods and services that are not appropriately located in the downtown area. These uses include a gas station, fast food restaurant, equipment rental store, and mini-storage facilities. However, less than 10 acres is in commercial use, the majority of the GC-zoned land in the City is either vacant (19 acres) or in residential use (54 acres).

It is important that the general commercial areas do not compete or conflict with the downtown. Assuming that the CBD will evolve to specialty retail and services, these two areas should be compatible.

## **Industrial**

"People go where the jobs are" is a useful axiom to remember when attempting to develop a growth management strategy for a community. How much Granite Falls and its immediate areas are likely to grow in the next 20 years will, to a great extent, be dependent upon how many new jobs the City is successful in securing. Granite Falls has been successful in attracting resource based industries but is limited by its geographic separation from the I-5 corridor, and the fact that

Granite Falls is literally at the "end of the road." The City's industrial activities are geographically focused in the east side of town along the Mountain Loop Highway. Currently, there are about 278 acres zoned for industrial use within the corporate limits of the City. Industrially zoned land makes up over 19% of the land area in Granite Falls.

The largest industries in the City are those engaged in manufacturing and finished stone installation. Other industrial activities located in Granite Falls include metal products fabrication and food products processing. These uses typically require larger land areas, outside storage and bigger buildings. They are not industries that are visually attractive, and therefore, screen and visual separation from the main arterials will be important. For a more detailed analysis, see the Economic Development Element in this Plan.

## **Public Use Lands**

Every city should plan for its public land needs. Schools, municipal facilities, library facilities, and fire and emergency facilities should be considered.

*Schools:* The Granite Falls School District has recently opened a new high school, moved the middle school to the old high school, and converted the middle school facilities to District administrative offices and the Crossroads Alternative High School. The current School District facilities are under capacity, and the District has no pending expansion plans. However, the District is interested in building a stadium, concessions, and restrooms at the high school football field. The District is also considering remodeling the middle school to provide Science Technology Engineering Mathematics (STEM) classrooms. If the elementary school population in the future outgrows current facilities, the administration offices would be converted to an elementary school, and a new home would have to be found for the administrative offices.

*Municipal Facilities:* The City intends to replace the existing City Hall and Public Works facility and to once again have a community center after the previous one was damaged by fire and had to be demolished. Discussion and description of these proposed municipal facilities is provided in the Capital Facilities & Utilities Element of this Plan.

*Library Facilities:* The City turned over the ownership of the local library to the Sno-Isle Library District in 2011. The Library District is updating their 2005 Capital Facilities Plan in 2015. Once that is complete, the District will have a plan for the capital projects for all of their community libraries. The 2015 Capital Facilities Plan will outline future needs for the Granite Falls Library and will be shared with the City once it is complete.

*Fire & Emergency Facilities:* Snohomish County Fire District No. 17 purchased property and drafted plans to replace the District's current Fire Station Headquarters in downtown Granite Falls with a new facility on property located across the street from the Sno-Isle Public Library on E. Galena Street.

## Historic Structures

Figure LU-3 provides an inventory of buildings that can be considered to have historic value to Granite Falls. No action has been taken to add any of them to State or National Historic Registers, but they are designated here so no one takes action that could unintentionally or unnecessarily eliminate an unrecoverable part of local history. This inventory is meant to provide “awareness” and should not be taken as a mandate or endorsement of any particular preservation effort. There are additional homes outside the limits of the 1917 Map (Figure LU-3) that have not been designated, but are also more than 100 years old.

## Summary of Land Use Analysis/Inventory

As a result of the analysis of assessor's data, it has been determined that of the 1,575+/- acres<sup>1</sup> that exist within the City limits and UGA today, 618+/- acres<sup>1</sup> are vacant. The City is approximately 1,416 acres<sup>1</sup> while the UGA includes an additional 230 acres<sup>1</sup>. The following tables describe the detailed results of this analysis.

**Table LU-4**  
**Existing Land Use Inventory (City and UGA) - 2014**

	Acres <sup>1</sup>	% Total
Single-family and Duplexes	583.5	37.0
Multi-residential	11.6	0.7
Industrial	65.9	4.2
Commercial Retail & Services	68.5	4.4
Public Institutional & Parks	159.76	10.1
Vacant	618.26	39.3
Schools and Miscellaneous	67.9	4.3
<b>TOTAL</b>	<b>1,575.42</b>	<b>100.00</b>

1. Does not include dedicated public right-of-way, unplanted open space, or city owned property outside of the 2005-2015 UGA.

**Table LU-5**  
**Comprehensive Plan Land Use Designation Acreages (City and UGA)**

	Acres	% Total
Open Space	57.3	3.5
Park	56.4	3.4
School	86.3	5.3
Institutional	35.6	2.2
Riverfront Residential	31.5	1.9
Low Density Residential	340.3	20.8
Medium Density Residential	421.9	25.8
Downtown Residential	73.1	4.5
Multiple Residential	135.9	8.3
Central Business District	93.7	5.7
General Commercial	76.6	4.7
Industrial Retail	21.1	1.3
Light Industrial	65.3	4.0
Heavy Industrial	140.0	8.6
<b>TOTAL</b>	<b>1,635</b>	<b>100.00</b>

*Source: Gray & Osborne Inc., GIS ArcView measurement of 2015-2035 Future Land Use Map, Figure LU-1.*

The total area of the Granite Falls UGA including public right-of-ways (187.8+/- acres) and the City of Granite Falls is approximately 1,823 acres or 2.85 square miles.

## **Population and Employment Summary**

### **Population Analysis**

As is described in the Snohomish County Council 2012 Buildable Lands Report, Snohomish County Tomorrow assigned Granite Falls a 2035 population growth target of 7,842.

The City's current corporate boundaries have a maximum residential capacity of 7,624 (see Appendix LU-1 - *Buildable Lands Report Summary*). Table LU-6 below describes the year by year population projection for the City of Granite Falls for the current planning horizon (2015-2035). For additional analysis of the City's population growth, see the *Existing Economic Conditions* section in the Economic Development Element of this Plan.



**TABLE LU-6**  
**Population Projections**

<b>Year</b>	<b>Growth Rate</b>	<b>Population</b>
2015	0.34%	3,402
2016	0.34%	3,413
2017	0.34%	3,425
2018	0.34%	3,436
2019	0.34%	3,448
2020	0.34%	3,460
2021	0.50%	3,477
2022	1.00%	3,512
2023	2.00%	3,582
2024	3.00%	3,690
2025	5.00%	3,874
2026	7.00%	4,145
2027	7.00%	4,435
2028	7.00%	4,746
2029	8.00%	5,125
2030	8.00%	5,536
2031	7.60%	5,956
2032	7.50%	6,303
2033	7.00%	6,851
2034	7.00%	7,331
2035	7.50%	7,842

*Sources: OFM and City of Granite Falls.*

### **Employment Analysis**

Granite Falls has a diverse economy relying on resource-based businesses such as gravel and subassembly manufacturing, and retail serving both tourists and local residents. There are seven major gravel quarries outside the City. Granite Falls is the gateway to the popular Mountain Loop Recreation Area. As indicated by Table LU-7, the Granite Falls civilian population 16 years and older are employed in a variety of occupations.

**Table LU-7**  
**Granite Falls Covered Employment – 2012**

<b>Occupation</b>	<b>Number</b>
Management Business, Science, and Arts	391
Service	486
Sales and Office	360
Natural Resources, Construction, and Maintenance	262
Production, Transportation, and Materials Moving	335
Total Civilian Employed Population 16 years and Older	1,834

*Source: US Census Bureau, American Community Survey 2012.*

The 2012 Buildable Lands Report indicates there were approximately 760 jobs in the City in 2011. With an employed population of 1,834 (see Table LU-7) and only 760 local jobs, a majority of the Granite Falls citizens commute to work outside the City. This also indicates there will need to be a significant amount of job growth over the next 20 years if the City is to achieve its employment allocation target of 2,275 by 2035.

Over 1,500 local jobs would need to be created in the next 20 years. Given that five to six larger businesses could contribute that amount during this time, this figure probably reflects a statistical reality, but in small cities the employment swings can be much greater than statistical patterns might indicate. It will likely take a cooperative and concentrated effort on the part of the City and the business community to achieve this 2035 employment target.

## **Summary of Urban Land Capacity Analysis**

### **Introduction**

In 2014, a Land Capacity Analysis was completed by Snohomish County and staff . The purpose of this analysis was to identify the City's capacity to accommodate population and employment over the next 20 years.

In order to complete this analysis, the Snohomish County staff with the assistance of City staff completed a property by property survey to determine how much land is available for future development within the current City limits, project population and employment, and identify how much land is available to accommodate growth over the next 20 years. The following is a summary of that analysis.

## Impact to Granite Falls Urban Growth Boundary

*Residential Impact:* Based on the County's Land Capacity Analysis, the Granite Falls Urban Growth Area (UGA), which includes both the incorporated and unincorporated portions of the UGA, has an overall capacity to support 8,651 residents. With a 2035 population allocation of 8,517, the City/UGA has a residential capacity surplus of 134. In contrast, the area within the current (2015) City limits has a residential capacity of 7,624, a shortfall of 218. The City will likely need to annex land with the additional residential capacity in order to achieve the 2035 residential allocation target of 7,842. In terms of housing this target population, the Countywide Planning Policies for Snohomish County (Appendix B – Table 5) establishes a housing target of 1,831 incremental housing units for the City (2,104 additional housing units for the entire Granite Falls UGA, incorporate and unincorporated, by the year 2035).

*Employment Impact:* The Granite Falls UGA 2035 employment allocation is 2,276. According to the 2012 Snohomish County Buildable Lands Report, the Granite Falls UGA has a capacity of 2,592. This leaves an employment capacity surplus of 316.

The following table summarizes the County's analysis:

**TABLE LU-9**  
**COMPARISON OF CONCLUSIONS**  
**POPULATION AND EMPLOYMENT PROJECTIONS**  
**Employment and Residential Capacity Summary**

<b>Residential</b>	<b>Snohomish County</b>	<b>Granite Falls UGA<sup>1</sup></b>
Projected 2035 Population	815,156	8,517
UGA Capacity	826,709	8,651
Surplus Residential Capacity	32,039	134
Additional UGA Acreage Needed	0	0
<b>Employment</b>		
Projected 2035 Jobs	372,950	2,276
Capacity	401,103	2,592
Surplus Jobs Capacity	28,153	316
Additional UGA Acreage Needed	0	0

1. Includes both the incorporated and unincorporated portions of the Granite Falls Urban Growth Area (UGA).  
Source: Snohomish County Council 2012 Buildable Lands Report & Countywide Policies, Appendix B.

## **Sub-Area Analysis**

The following sub-area analysis includes a description and analysis of the areas within the Granite Falls UGA (incorporated & unincorporated) with potential for development or re-development that could significantly impact the City's residential and employment growth during the next planning horizon (2015-2035). Areas within the City that are for the most part built-out and not likely to change in the next 20 years are not considered in this analysis. This review provides an analysis of planning issues unique to each subarea. This analysis also includes planning recommendations that have been translated into goals and policies.

### **Paradise Lane**

*Total Area:* 45 acres

*Area Description/Location:* The low lying area located on either side of Paradise Lane on the southern edge of the City (see Figure LU-2, *Zoning Map*).

*Predominant Land Use:* Riverfront Recreational Lots.

*Description of Existing and Proposed Character:* This subarea is a highly constrained riverfront piece in or near the floodplain of the Pilchuck River. The area is zoned one dwelling unit per 2.3 acres because it is not feasible to increase the zoning without utilities. The property is subject to Shorelines jurisdiction, is in the floodplain, and has high groundwater, and any development will be within standard buffers of the Endangered Species Act (ESA).

#### *Planning Issues*

- Land is already in the City limits
- Higher densities not feasible due to physical constraints
- Within a floodway, flood plain, Endangered Species Act (ESA) setbacks and Shoreline Jurisdiction
- Not served by sewer
- Existing recreational lots from .25 to 1 acres each
- No future alternatives, but to maintain it as a low density area

### **Downtown Business District**

*Total Area:* 73 acres

*Area Description/Location:* The commercial area located primarily along portions of Stanley Street and Granite Avenue in downtown that is zoned CBD (Central Business District), see Figure LU-2 *Zoning Map*.

*Predominant Land Use:* Commercial/High Density Residential

*Description of Existing and Proposed Character:* The downtown is the heart of the City. It is the original crossroads that served as the center of commerce for the west slope of the Cascades. During its early years, the only businesses in Granite Falls other than quarries were located in the downtown business district. Between 1940 and 1980, the downtown served the population with basic consumer necessities, but historically the citizens of Granite Falls traveled west to shop. Many of the businesses that provided basic consumer necessities have closed due to the development of larger retail establishments at Frontier Village in Lake Stevens.

The Central Business District is still in transition which means businesses will continue to turnover as the types of businesses evolve to specialty stores serving the tourist population sampling the many delights of the Mountain Loop Recreation Area.

The qualities of the downtown worth promoting are the scale of the street and buildings, the close-knit business community, the walkability and the civic function including the parks and City Hall. The primary concern is the lack of parking and the relatively small spaces available for new business.

The future of the downtown will likely be restaurants, bicycle shops, sporting gear for outdoor recreation, and the full array of services like legal, escrow, and beauty, as well as many more.

*Planning Issues:*

- Great potential for high-density residential/neighborhood commercial infill.
- Has the potential to serve as the primary linkage between the other areas of Granite Falls.
- It is within walking distance of the Central Business District and Granite Falls' industrial area. Therefore, it should be a focus of trail connections for pedestrians and bicycles as well as automobiles.
- Needs economic development plan and revitalization master plan.
- Parking is at a premium. In the future, the City needs to be aware of opportunities to expand parking areas.
- Should market its human scale and walkability.

## **Old Town Residential**

*Total Area:* 40 acres

*Area Description/Location:* The areas south and east of downtown that were platted in the 1890's and early 1900's with relatively small lots contain for the most part the oldest homes in the Granite Falls. This subarea is zoned DT-2500 (Downtown Residential), see Figure LU-2 *Zoning Map*.

*Predominant Land Use:* Urban, Mixed Use Residential

*Average Net Residential Density:* 6 to 12 DU/Acre

*Description of Existing and Proposed Character:* This older, more established neighborhood is the heart of Granite Falls residential character. It represents its history and its lineage, and should be preserved. It also contains a large portion of the affordable housing in the City. The housing stock in this area has the potential to provide accessory dwelling units and for some of the existing homes to be converted into multi-family units.

The admirable qualities of the old residential neighborhood should be preserved without limiting opportunities for infill to higher densities. Higher densities in this area and in the surrounding multifamily areas will support the downtown's commercial core, allow for cost effective transit, and be more affordable for the City. Many of the old lots in this area are as small as 2,500 square feet. Some have been combined to form 5,000 square foot lots.

The goal in this area should be to maintain the single-family character while allowing some flexibility in the unit configuration. Duplexes, townhouses and triplexes should be allowed to allow increased densities. Architectural design guidelines could be used to promote single-family character in attached units.

The multifamily areas adjacent to these older areas are located adjacent the CBD in proximity to transit and other services.

#### *Planning Issues*

- Preservation of this older neighborhood means that zoning should not encourage traditional multifamily apartments.
- High-density housing should be focused in the areas directly adjacent to the central business district, connect with transit to job centers and regional access.
- Maintain existing densities of 6-12 DU/acre.
- Upgrade infrastructure during major projects to ensure adequate services.
- Consider connecting this area to recreational facilities through walking paths and green corridors.

### **West General Commercial Area**

*Total Area:* 60 Acres

*Area Description/Location:* This subarea is located west of downtown along W. Stanley Street and a portion of Jordan Road and 100<sup>th</sup> Street. This subarea is zoned GC (General Commercial), see Figure LU-2 *Zoning Map*.

*Predominant Land Use:* Larger Scale Commercial

*Description of Existing and Proposed Character:* This area was zoned residential in the 1995 Comprehensive Plan, and the majority of the property is either vacant or developed with large lot single-family homes. The area is strategically along the north and south side of Stanley Street just west of the downtown. It provides a number of large parcels that could support future businesses not able to locate in the CBD because of the type of land available.

*Planning Issues:*

- Locate all GC areas well east of the Quarry Road/Stanley Street intersection.
- Develop design guidelines to avoid "strip development".
- Encourage the development of multifamily housing in the abutting Multiple Residential (MR) zoned areas.

## **Mountain Loop Entrance**

*Total Area:* 40 Acres

*Area Description/Location:* The Mountain Loop Entrance subarea is located along the Mountain Loop Highway within the City and UGA north of the Quarry Road/Mountain Loop Highway intersection. The zoning in this subarea consist of R-9600 (Residential 9,600) and LI (Light Industrial), see Figure LU-2 *Zoning Map*.

*Predominant Land Use:* Commercial, Industrial and Residential

*Description of Existing and Proposed Character:* The eastern approach to the City from the Mountain Loop Highway is an important first impression for recreational visitors. As you approach the City from the east, you will cross the bridge over the South Fork of the Stillaguamish River, ascend a hill and bear south into the City. At the Quarry Road/Stanley Street intersection, you have the option of turning onto Quarry Road or going into downtown. Travelers can be drawn into downtown if there is some kind of inviting commercial services located south of the intersection and/or appropriate signage is provided. Once a traveler has stopped, he or she will be more likely to travel through the City on the way home to explore the downtown area.

This would suggest that any future commercial area should be located south of the Quarry Road/Stanley Street intersection but along Mountain Loop Highway. Once again, this area should not be an area that will compete with the specialty stores and services downtown, but serve the traveling public in need of food and automobile services.

Signage and landscaping should direct travelers to the downtown.

The future land use should be General Commercial and it should extend from just south of the Quarry Road/Stanley Street intersection on the west side of the Mountain Loop Highway about 1,000 feet. This will provide enough area for a small commercial center.

The area to the south is zoned for multifamily housing.

*Planning Issues:*

- As the east entrance to the City, this area is the first impression. A Mountain Loop Entrance Neighborhood Plan needs to be prepared to address how this area develops industrially and residentially while still presenting an attractive appearance to the traveling public.
- Gravity sewer could be extended to serve the industrial designated area, but a lift station or septic systems on individual lots will be required to serve the residential designated area, see Figure LU-1.
- The residential area should be developed to take advantage of the scenic South Fork Stillaguamish River Gorge that forms this area's northern boundary.

## **West Granite Falls**

*Total Area:* 200 Acres

*Area Description/Location:* The West Granite Falls subarea is located west of the north-south alignment of Quarry Road on the west edge of the City. This subarea is zoned R-7200 (Residential 7,200), see Figure LU-2 *Zoning Map*.

*Predominant Land Use:* Single-family homes on large acreage parcels with pastures and some evergreen woodland.

*Description of Existing and Proposed Character:* This location represents the gateway to Granite Falls. This strategic location will play a vital role in Granite Falls' future economic well-being and represent the first impression for first-time visitors to the City.

This area is perhaps one of the most developable areas in the City. This area is relatively flat, has good soils and is centrally located. It has access from three different directions, from the CBD to the east, SR 92 from the west, and Burn Road and Quarry Road from the north. Sewer is at the high school on 100<sup>th</sup> Street, and water extends out 100th Street.

The area has a variety of parcel sizes and is ideally located for access to SR-92. This area is intended to provide densities from 6 to 12 dwelling units per acre and a variety of housing types, except multi-family. However, with the availability of sewer, the level terrain and ready access to SR-92 make at least the southern half of this sub-area conducive to industrial development.



*Planning Issues:*

- Need sewer services, probably a pump station further west along 100<sup>th</sup> Street.
- In proximity to CBD.
- Scenic views.
- Is close to the downtown.
- Will likely be the primary residential growth area in the next 20 years.
- Limit general commercial land uses to well east of the SR92/ Stanley Street intersection.
- Further study and analysis should be undertaken to evaluate the feasibility for an industrial park to be developed in the southern portion of this sub-area.

**Granite Falls Industrial Area**

*Total Area:* 116 acres

*Area Description/Location:* The Granite Falls Industrial subarea is located primarily along Gun Club Road in the northeast portion of the City. This subarea is zoned HI (Heavy Industrial) and LI (Light Industrial), see Figure LU-2 *Zoning Map*.

*Predominant Land Use:* Industrial and recreation (gun club)

*Description of Existing and Proposed Character:* This area is approximately 67 percent undeveloped (42 acres) or used for non-industrial purposes (36 acres). The Granite Falls Sportsmen Club (gun club) covers approximately 31 acres and is the primary non-industrial use. Because of the availability of the necessary infrastructure and large parcels, this area is capable of handling heavy industrial uses.

Sewers do not currently serve the industrial area. While some users will not require sewers, the current lack of sewers may limit marketability. However, the soils in this subarea are conducive to on-site infiltration, and this fact may attract industries interested in avoiding costly on-site detention facilities required in industrial areas without permeable soils.

Several of the properties in this area have critical areas, but they are generally isolated and will not preclude development.

*Planning Issues:*

- The area needs master planning with access from interior roads.
- Maintain consistent character throughout.
- Large Individual parcels.
- Direct truck access to SR-92 via Quarry Road.

- With access and utilities in place, the large parcels could be planned for multiple users. Potential platting approaches could provide appropriate size and configuration of parcels for a wider array of users. Possible interior road alignments and utility services should be identified.

## **Industrial Retail**

*Total Area:* 15 Acres

*Area Description/Location:* The Industrial Retail subarea is located along the Mountain Loop Highway between Quarry Road and Gun Club Road intersection. This subarea is zoned Industrial/Retail (I/R), see Figure LU-2 *Zoning Map*.

*Predominant Use:* Industry

*Description of Existing and Proposed Characteristics:* The existing vacant parcels in this area are larger in size and can accommodate industrial facilities. The designation allows the sale of retail goods produced on site to the general public.

*Planning Issues:*

- Allow good visibility from the Mountain Loop Highway.
- Limit number of access points from the Mountain Loop Highway.
- Maintain aesthetically pleasing land uses in this area as the "gateway" to East Granite Falls.

## **Description of Future Land Use Designations**

The following is a description of the land use designations used in the Future Land Use Map.

### **Open Space**

This designation has been applied to all “open space tracts” within the City that have been retained as open space areas. They are often located in sensitive environmental areas. Open Space areas may be suitable for passive and/or active recreation development such as neighborhood parks.

### **Public Park**

This designation has been applied to all existing and planned publicly owned parks.

### **Public and Institutional**

This designation has been applied to existing government and public facilities and includes the City Hall, public library, fire station, public schools, electrical power

substations, and police station, as well as land and facilities owned by the Snohomish County Public Utility District.

**Riverfront Residential (Residential 100,000 square foot minimum lot size)**

This land use designation provides for those highly constrained riverfront lots in or near the floodplain of the Pilchuck River. This area was originally subdivided as recreational lots, but critical areas and floodplain constrains development to a high degree. This designation is intended to provide for a narrow range of land uses compatible with this area's environmental constraints. The implementing zone is R-2.3 (Residential 2.3).

**Low Density Residential - Residential 4 dwelling units per acre**

These areas are located in the outlying areas of the UGA and serve as a transition from the surrounding rural areas. The designation is single family in nature and should not allow units other than single family and duplexes. The implementing zone is R-9,600.

**Medium Density Residential - Residential 4-6 dwelling units per acre**

This designation shall provide for primarily single family residential development at a range of densities between 4 and 6 dwelling units per acre and compatible uses such as schools and churches where the full range of public facilities and services to support urban development exists. Integration of dwelling units in multiple family configurations may be appropriate if the compatibility with nearby existing single-family development can be achieved.

This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capabilities of existing and projected public facilities. The implementing zone is R-7200.

**Downtown Residential**

This land use designation will allow single- and multi-family housing units. Design guidelines that will preserve the historic quality of the traditional Town Center will be required in this designation. The implementing zone is DT 2500 (Downtown Residential).

**Multiple Residential - Residential 24 dwelling units per acre**

This designation shall provide more multi-family residential development at a range of density between 12 and 24 dwelling units per acre plus compatible uses such as schools, churches, and daycare centers where a full range of public facilities and services that support urban development exists. Generally, this designation is appropriate for land which is located convenient to principle arterials and to business and commercial activity centers. The implementing zone is MR (Multiple Residential).

### Neighborhood Business

This designation shall comprise retail and service businesses which serve the limited convenience shopping and personal service needs to the immediate surrounding neighborhood. These areas are typically at crossroads and not more than 5 to 10 acres in size. The implementing zone will be Neighborhood Business and is to be developed and implemented in the future.

### Central Business District

This designation comprises most retail dining, entertainment and similar businesses, which are conducted primarily indoors. Such uses include, but are not limited to, grocery stores, drug stores, furniture stores, clothing stores, book stores, music stores, restaurants, movie theaters, and bowling alleys. Multi-family residential uses are also allowed in this district. It also includes many services such as law, accounting and escrow offices as well as many other types of services. The implementing zone is CBD (Central Business District).

### General Commercial

This designation comprises more intensive retail and service uses than described in the Central Business District above. General commercial uses typically require outdoor display and/or storage of merchandise and tend to generate noise as part of the operation. Such uses include, but are not limited to, auto, boat and recreational vehicle sale lots, tire and muffler shops, equipment rental, mini-warehouses and vehicle storage. The types of retail outlets are typically larger footprint stores like department stores, grocery, and large specialty stores. The implementing zone is GC (General Business).

### Industrial Retail

This designation is intended to allow the sale of industrial products produced on the premises to retail customers. For example, wood products manufactured at the site could be sold in a showroom to retail buyers. This land use designation should be located near the frontage and have better visibility than the LI zone. The implementing zone is IR (Industrial/Retail).

### Light Industrial

This designation is intended for clean industrial uses in which most of the operation occurs indoors with little noise and emissions of industrial by products. The implementing zone is LI (Light Industrial).

### Heavy Industrial

This land use designation will allow uses that involve a great deal of activity and storage outside the building; large doors are open; and there may be noise, light, heat, smoke, dust, and odors detected beyond the property lines. Also, the hours of operation may fall

outside the normal 9 to 5 routine. An operation may begin very early in the morning and continue late into the evening. Such uses include, but are not limited to, fabrication, processing, storage, and assembly operations. The implementing zone is Industrial.

## **Future Land Use Map (Conceptual Growth Plan)**

Based upon the analysis of the population and employment models and a consideration of the various land use alternatives discussed by the Planning Commission over the past two years, a Future Land Use Map has been developed. See Figure LU-2, Future Land Use Map. This plan resulted from citizen input, deliberations and analysis by the Comprehensive Plan Committee, and the physical requirements of meeting the City's future land supply needs. The process for developing the Future Land Use Map involved an analysis of a number of alternatives during the Comprehensive Plan Committee meetings. These alternatives ranged from using the 1995 Comprehensive Plan's land use designations and planning boundaries (Alternative A) to the plan chosen as the Future Land Use Map by the Planning Commission and public. Using this as the basic format, land uses were then delineated in more detail. Densities were applied to all proposed residential, commercial, and industrial zones. Finally, the "carrying capacity" of the plan was determined by converting total acreage into the population the plan can service in the future. By adjusting the densities of proposed land uses, the total carrying capacity of the plan can be varied. For instance, the City would have to achieve an average net density of 9.2 dwelling units per acre to provide housing for 6,790 people within the existing City limits over the next 20 years. A density of about 7.5 dwelling units per acre would be required to provide housing for the same population in the existing UGA. The Future Land Use Map achieves an average net density of 5.5 dwelling units per acre using an average household size of 2.7 people and has the capacity to provide housing for the projected population of 6,790 in the proposed UGA.

## **Land Use Goals & Policies**

Goal LU-1 To preserve the character and quality of life in Granite Falls as growth occurs in accordance with the Growth Management Act, Puget Sound Regional Council's VISION 2040, Snohomish Countywide Planning Policies, and the City's Vision Statement.

LU-1.1 Encourage development that complements the existing development patterns in the City.

LU-1.2 Provide controls to minimize encroachment by incompatible land uses within and between zoning districts.

LU-1.3 Adopt development regulations that support efficient transportation systems.

LU-1.4 Coordinate policies for UGAs with adjacent jurisdictions.

LU-1.5 Phase development and supporting municipal services together in an organized, cost-effective manner.

LU-1.6 Maintain each residential area as a safe, pleasant, and enjoyable place to live.

LU-1.7 Create a vibrant compact downtown that is an inviting place to work, shop, live, and socialize.

LU-1.8 Provide for active and diverse industrial areas that promote economic growth.

LU-1.9 Allow for an appropriate level of flexibility in the development regulations, while balancing community goals and the need for predictability in decision making.

LU-1.10 Maintain a land use planning process that encourages public commentary and participation, helps citizens understand when and how to connect to the decision-making process, and ensures that all considerations and decisions are made in a transparent manner.

Goal LU-2 To encourage the development of vacant and underutilized land within the city limits before annexing land from the Urban Growth Area.

LU-2.1 Encourage future development in areas:

1. With the capacity to absorb development (i.e., areas with vacant or underdeveloped land and available utility, street, park, and school capacity, or where such facilities can be cost effectively provided), and
2. Where adverse environmental impacts can be minimized; and where the proposed development will enhance the area's appearance or vitality.

LU-2.2 Phase annexations in accordance with efficient provision of necessary urban services.

LU-2.3 Support annexation proposals that meet the following criteria:

1. Urban level public services (including police and fire protection, schools, transportation, sewer, water, and general government services) can eventually be provided to annexation areas,
2. The annexation does not create any pockets of unincorporated areas or special service districts,
3. The City has adopted a land use plan for the annexation area, and
4. Residential areas contain potential urban densities unless environmental constraints preclude these densities.

LU-2.4 Use inter-local agreements with Snohomish County for implementation of land use policies and public improvement standards within potential annexation areas and mutual planning areas.

LU-2.5 Work cooperatively with Snohomish County on the conversion of land from unincorporated Snohomish County to Granite Falls as the demand for annexations occurs.

Goal LU-3 To preserve existing, and to develop new, residential neighborhoods in character with the vision for Granite Falls.

LU-3.1 Encourage infilling or development on incidental single family lots in keeping with the small town character of existing neighborhoods.

LU-3.2 Pursuant to the City's adopted land use regulations, allow home occupations in all residential areas as a secondary use subject to standards that retain the residential character of the property and surrounding residential neighborhood, maintain property values, and preserves environmental quality.

LU-3.3 Encourage off-street parking sites for recreation vehicle storage. Screen oversized vehicles with landscaping or structures

LU-3.4 Establish vegetative screening, structural screening, or landscaping as a buffer to provide visual separation between different land uses.

LU-3.5 Review residential proposals to make sure they are compatible with surrounding uses.

Goal LU-4 To provide a variety of residential choices including price ranges, housing types, construction, and locations to serve current and future needs.

LU-4.1 Allow manufactured/mobile homes in all residential areas that are constructed in compliance with the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act.

LU-4.2 Utilize the provisions of the Planned Residential Development (PRD) regulations to make the best use of land containing sensitive critical areas.

LU-4.3 Encourage a mixture of single family and multifamily uses in PRDs.

LU-4.4 Permit a range of densities to encourage a variety of housing types that meet the housing needs of residents with a range of incomes.

Goal LU-5 To concentrate new residential development near available services including utilities, schools, shopping, and transportation routes.

LU-5.1 Locate single-family developments in areas served by adequate sewer and water and by a street system able to accommodate the additional traffic.

Goal LU-6 To develop residential, commercial, industrial, and public lands in a way that preserves the City's "walkability" and open spaces to promote healthy physical activity.

LU-6.1 Facilitate pedestrian use with sidewalk/walkway and bicycle path networks connecting residential areas and public facilities to commercial districts.

LU 6.2 Develop and utilizing urban planning approaches that promotes physical activity.

LU-6.3 Utilize land use regulations and standards that promote and improve physical, mental, and social health.

Goal LU-7 To allow a mix of residential densities in multifamily designated areas to provide a range of housing types and prices.

LU-7.1 Allow multifamily densities in commercial areas to provide a mix of land uses and range of housing types.

LU-7.2 Locate multifamily housing in or near areas served by adequate sewer and water systems.

LU-7.3 Locate multifamily housing near community services, commercial activities, and the transit stop.

LU-7.4 Review multifamily development proposals to ensure compatibility with neighboring uses and to determine land suitability for higher density development.

LU-7.5 Ensure adequate vehicular and pedestrian circulation and provide a street system that can support additional traffic generated by higher density use.

Goal LU-8 To provide a viable, convenient, thriving commercial district for residents, neighboring communities, and tourist trade.

LU-8.1 Ensure that new commercial development outside the downtown does not detrimentally affect the business health of the downtown.

LU-8.2 Locate all commercial well east of the intersection of Stanley Street and SR 92 to encourage traveler to enter the downtown area.

LU-8.3 Discourage the development of commercial uses along SR-92 except in locations defined in this Plan and land use regulations.

LU-8.4 Encourage the assemblage of small commercially zoned lots to provide parcels large enough for commercial development or uses.

LU-8.5 Cluster additional commercial activities near major intersections or established commercial districts.

LU-8.6 Discourage strip development along highways or major arterials.

LU-8.7 Allow for parking alternatives such as on-street spaces, off-street lots, and shared parking to provide an adequate supply in the commercial districts.

LU-8.8 Encourage rehabilitation of existing commercial buildings by allowing adaptive reuse, increased intensities and by applying modern construction techniques to upgrade aging buildings.

LU-8.9 Ensure the adequacy of convenient parking for the downtown business.



LU-8.10 Encourage mixed-use development that balances residential and business uses within commercial areas.

LU-8.11 Encourage mini-parks and open spaces in downtown.

LU-8.12 Encourage uses in downtown that will support day and evening activities for all ages.

Goal LU-9 To provide an adequate supply of industrial land for current and future employment needs and economic growth.

LU-9.1 Encourage the development of an industrial park area suitable for attracting clean industry.

LU-9.2 Prevent industrial development from expanding north into the residential area abutting the South Fork of the Stillaguamish River shoreline.

LU-9.3 Ensure an adequate transportation system is in place or is planned for to accommodate anticipated industrial uses.

LU-9.4 Encourage underground extension of utility lines to industrial designated areas and uses.

LU-9.5 Accommodate a wide variety of industrial land uses consistent with responsible environmental practices.

LU-9.6 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.

LU-9.7 Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

LU-9.8 Regulate the development of industrial lands so as to minimize impacts on surrounding lands uses, especially residential land uses.

LU-9.10 Establish a new or additional industrial designated area that complies with the following criteria:

1. Sewer, water, and communications services are available or planned for that are adequate to support the industrial development, and
2. Convenient access is available to an existing highway or major arterial.

LU-9.11 Increase opportunities for additional employment and economic development opportunities in the City of Granite Falls by encouraging clean, quiet industry in the commercial areas of the City in a manner compatible with adjacent existing and planned-for development where the necessary infrastructure is in place to support this type of industrial development.

Goal LU-10 To meet the goals and requirements of the Growth Management Act.

LU-10.1 Provide for an adequate supply of residential, commercial, and industrial designated land to accommodate a moderate level of economic development and population growth.

LU-10.2 Encourage diversified, well-balanced economic development.

LU-10.3 Promote the proper management of the City's land and water resources.

LU-10.4 Concentrate additional growth in the City limits and the Urban Growth Area.

LU-10.5 Manage development in a way that does not overburden the City's ability and resources to provide adequate public services and public safety.

LU-10.6 Promote land use regulations that are consistent with the Countywide Planning Policies on Reasonable Measures.

LU-10.7 Reassess land use assumptions if capital facility levels fall short of projections.

LU-10.8 When considering development proposals on properties within the City of Granite Falls, the City shall use a process designed to ensure that proposed regulatory or administrative actions do not unconstitutionally infringe upon private property rights.

Goal LU-11 To preserve and enhance local archaeological, historic, and cultural resources.

LU-11.1 Maintain the inventory and documentation of historical and cultural sites-provided in Figure LU-3.

LU-11.2 Include the use of historic and cultural sites in planning for tourist attractions and economic opportunities.

LU-11.3 Require cultural resource studies on sites where proposed development may impact local archaeological, historic, and cultural resources.

LU-11.4 Require that the Granite Falls Historic Society be asked for comment on any required cultural resource study.

Goal LU-12 To establish land use patterns, densities and intensity of land uses that maintains and enhances the quality of life and environmental attributes of the Granite Falls community.

LU-12.1 Utilize the following zoning land use designation descriptions in the implementation of this Plan.

1. Open Space (OS)

This zoning land use designation has been applied to all “open space tracts” within the City that have been retained as open space areas. They are often located in sensitive environmental areas. Open Space areas may be suitable for passive and/or active recreation development such as neighborhood parks.

2. Public Park (PP)

This zoning land use designation has been applied to all existing and planned publicly owned parks.

3. Public and Institutional (P/I)

This zoning land use designation has been applied to existing public and semi-public facilities and includes city hall, libraries, public schools, electrical power substations, stormwater facilities, religious institutions, and fire and police stations, as well as land and facilities owned by the Snohomish County Public Utility District.

4. Riverfront Residential 2.3 (R-2.3)

This zoning land use designation provides for those highly constrained riverfront lots in or near the floodplain of the Pilchuck River. This area was originally subdivided as recreational lots, but critical areas and floodplains constrain development to a high degree. This designation is intended to provide for a narrow range of land uses compatible with this area's environmental constraints.

5. Residential 9,600 (R-9600)

This zoning land use designation shall provide for primarily single family residential development at a range of densities between 4 and 6 dwelling units per acre and compatible uses such as schools and churches where the full range of public facilities and services to support urban development exists. Integration of dwelling units in duplex and townhouse configurations may be appropriate if the compatibility with nearby existing single-family development can be achieved. Accessory dwelling units are also encouraged in these areas. This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capabilities of existing and projected public facilities.

6. Residential 7,200 (R-6)

This zoning land use designation shall provide for primarily single family, duplex and triplex residential development at a range of densities between 6 and 12 dwelling units per acre and compatible uses such as schools, churches and daycare centers where the full range of public facilities and services to support urban development exists. Integration of dwelling units in multiple family configurations may be appropriate if compatibility with nearby existing single-family development can be achieved. Generally, this designation is appropriate for land located convenient to principle arterials and/or business and commercial activity centers where a transition between higher densities and lower densities are warranted or where natural limitations and transportation systems or other public facilities (such as the lack of cross-streets due to topography) preclude higher density. This designation may be implemented by more than one zoning classification. Determination of the appropriate zoning classification shall take into account the density of nearby existing development and the capacity of existing and projected public facilities.

7. Multiple Residential (MR)

This zoning land use designation shall provide more multi-family residential development at a range of density between 12 and 24 dwelling units per acre plus compatible uses such as schools, churches, and daycare centers where a full range of public facilities and services that support urban development exists. Generally, this designation is appropriate for land, which is located convenient to principle arterials and to business and commercial activity centers.

8. Downtown Residential (DT-2500)

This zoning land use designation will allow single- and multi-family housing units. Design guidelines are to be applied in the Downtown Residential designated area that encourage the preservation of this area's historic quality and appearance.

9. Central Business District (CBD)

This zoning land use designation comprises most retail dining, entertainment and similar businesses, which are conducted primarily indoors. Such uses include, but are not limited to, grocery stores, drug stores, furniture stores, clothing stores, book stores, music stores, restaurants, movie theaters, and bowling alleys. Residential units may be allowed on the upper floors of retail space. Inns and hotels are also appropriate. The intent of this designation is to promote commercial uses that reflect the existing historic character of the downtown area.

10. General Commercial (GC)

This zoning land use designation comprises more intensive retail and service uses than described in the Central Business District described above. General commercial uses typically require outdoor display and/or storage of merchandise and tend to generate noise as part of the operation. Such uses include, but are not limited to, automobile, boat and recreational vehicle sale lots, tire and muffler shops, equipment rental, mini-warehouses and vehicle storage. Many of the businesses allowed in the Community Business district are also allowed in this district. The scale of the uses in this district is typically larger than land uses in the CBD or NB zones.

11. Industrial Retail (I/R)

This zoning land use designation allows light industries that depend on the sale of retail products manufactured on site.

12. Light Industrial (LI)

This zoning land use designation is intended to support non-smokestack, clean industries. They are typified as land use with a majority of their operations indoors.

13. Heavy Industrial (HI)

This zoning land use designation will allow uses that involve a great deal of activity and storage outside the building; large doors are open; and there may be noise, light, heat, smoke, dust, and odors detected beyond the property lines. Also, the hours of

operation may fall outside the normal 9 to 5 routine. An operation may begin very early in the morning and continue late into the evening. Such uses include, but are not limited to, fabrication, processing, storage, and assembly operations.

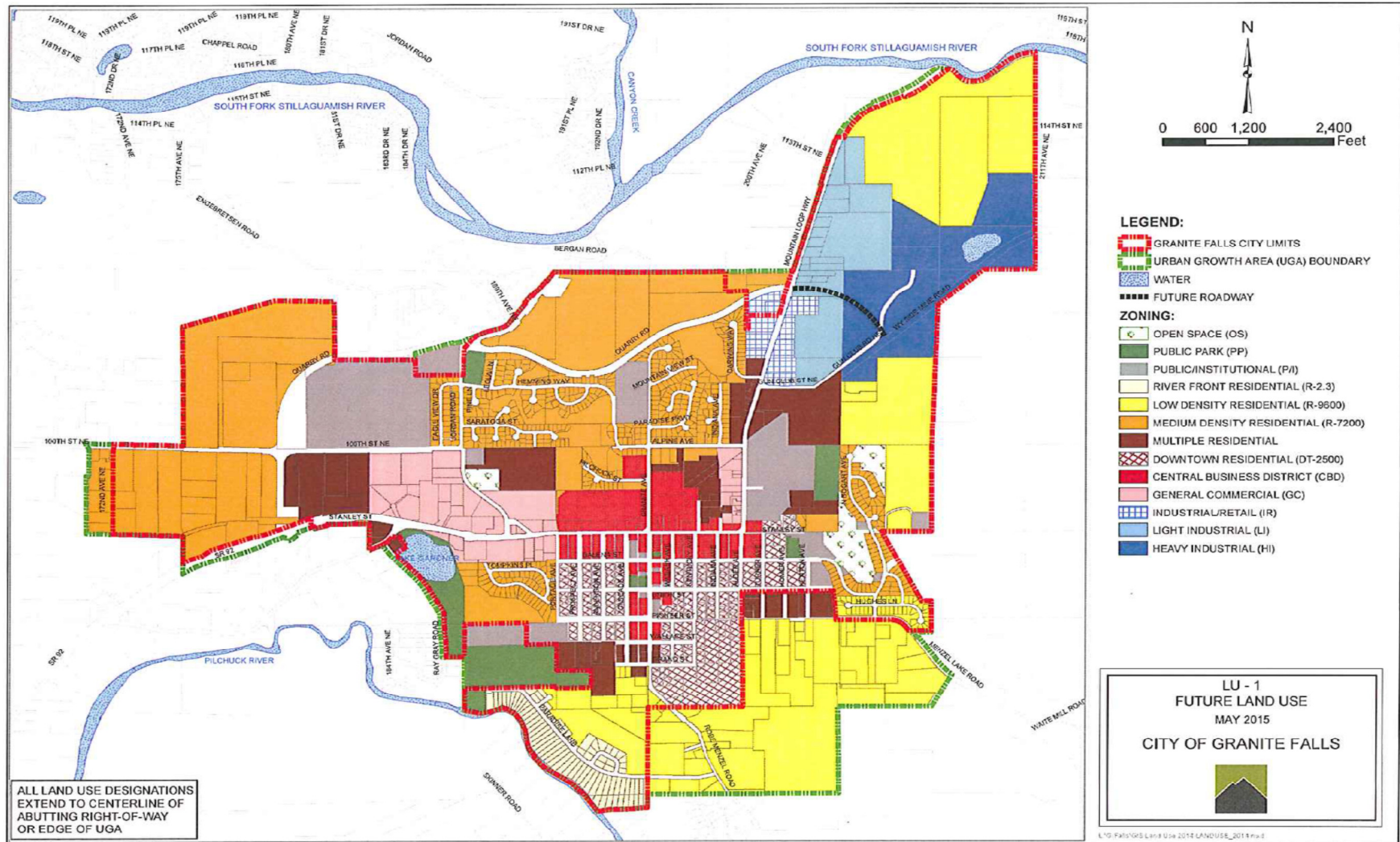
Goal LU-13 To preserve and manage the scenic resources within and surrounding the City of Granite Falls.

LU-13.1 Comply with the Memorandum of Understanding between Snohomish County and its cities to carry out the intent of implementing a countywide scenic resource plan.

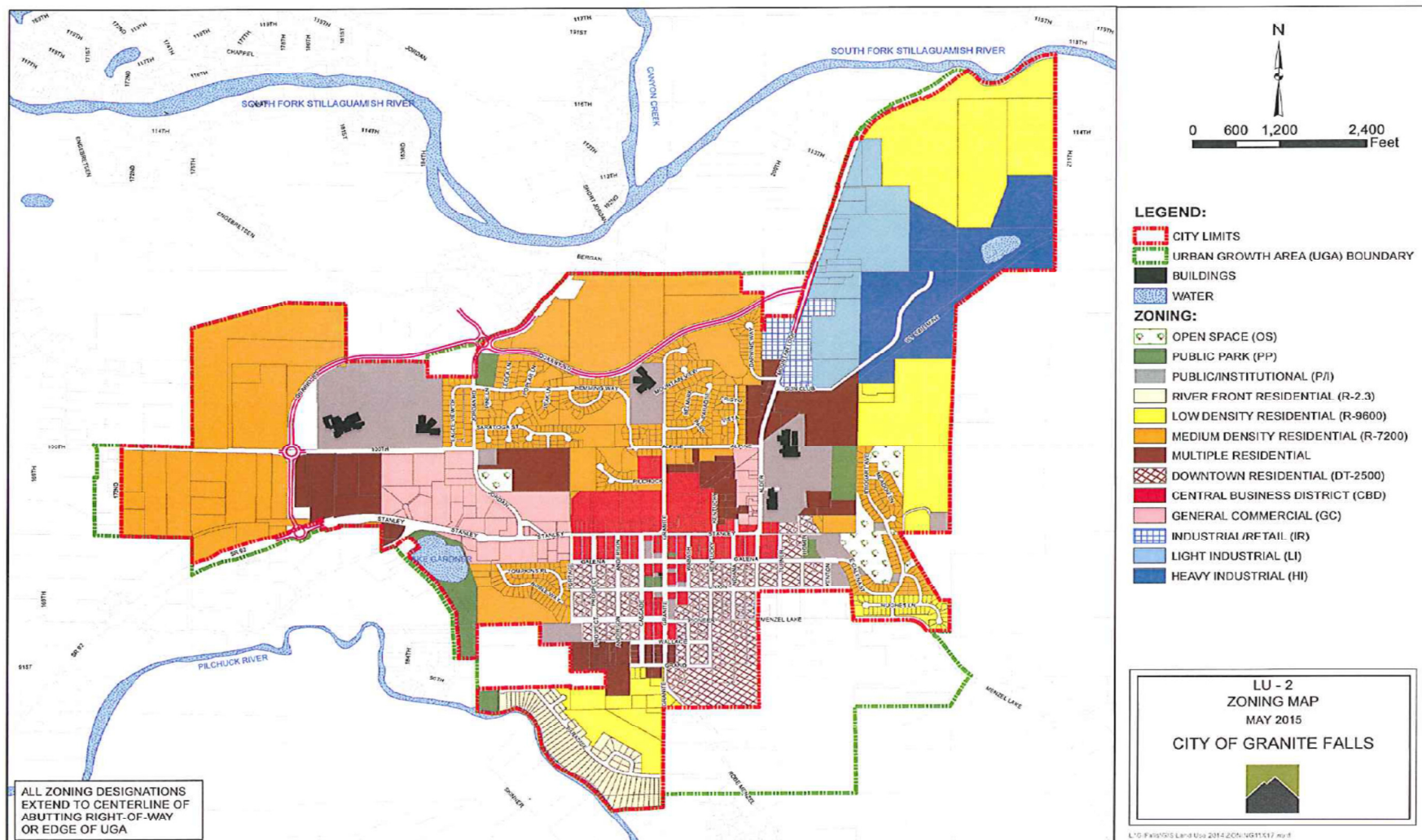
LU-13.2 Integrate downtown revitalization with a scenic resource plan to enhance the experience of those visiting and residing in Granite Falls and the surrounding area.

### **Implementation Strategies:**

1. Develop and implement revitalization and economic master plans for the downtown.
2. Conduct an inventory of historic commercial buildings to expand, enhance, and revitalize.
3. Develop and implement design guidelines that will preserve the historic quality of the Central Business District and Downtown Residential designated areas.
4. Develop and implement a scenic resource plan to enhance the experience of those visiting and residing in Granite Falls and the surrounding area.
5. Develop and implement land use regulations designed to promote and facilitate physical activity.

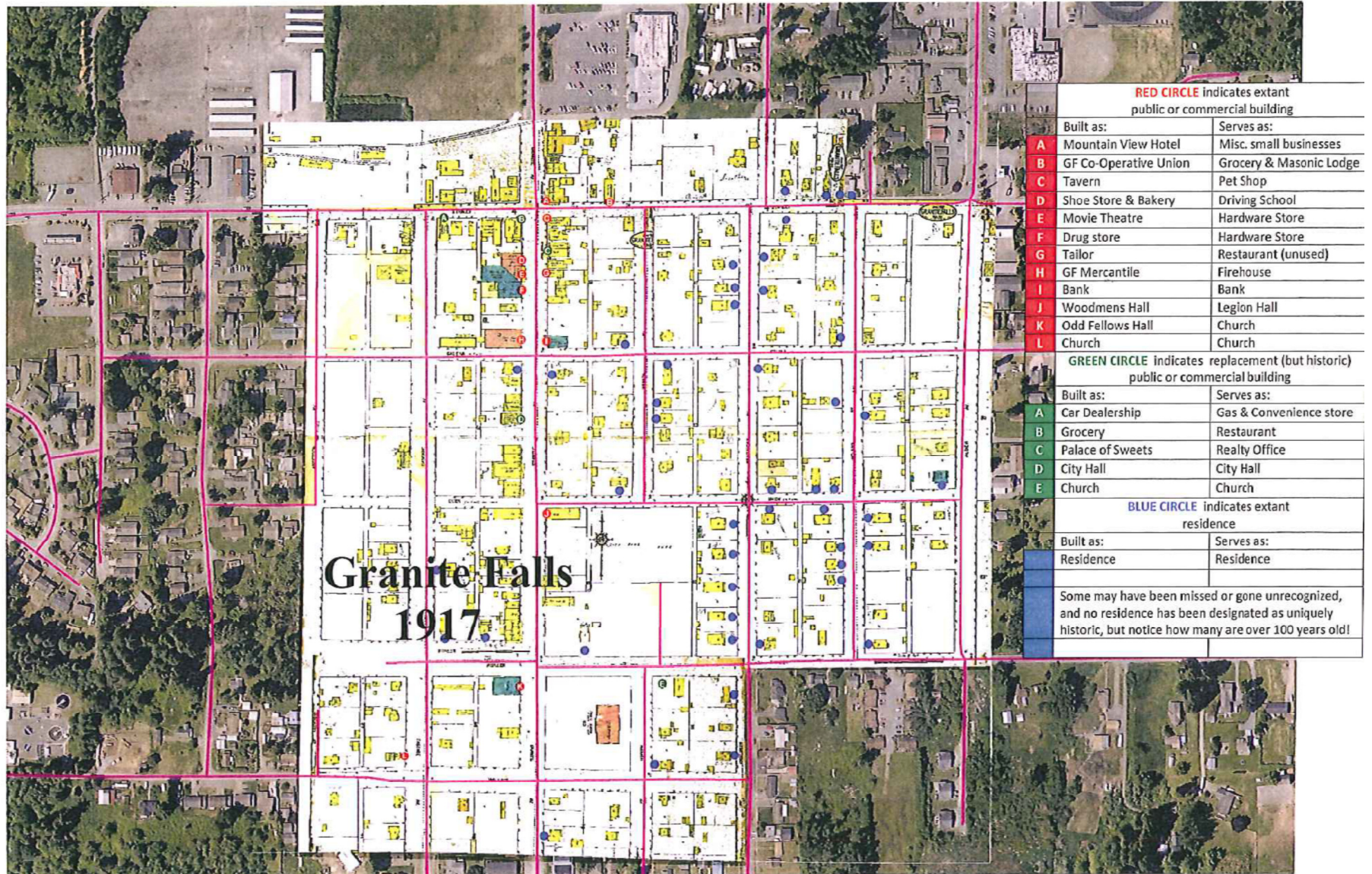








Historic Inventory Figure LU-3, page 1 of 2





Historic Inventory Figure LU-3, page 2 of 2

