



**CITY COUNCIL
SPECIAL MEETING MINUTES
MARCH 8, 2023
7:00 PM**

1. CALL TO ORDER (Online and In-Person)

Mayor Pro Tem Glenn called the Special City Council Meeting to order at 7:00 PM.

2. ROLL CALL

City Council

Mayor Matthew Hartman	Present
Steven Glenn	Present
Erin Hogan	Present
David Griggs	Present
Tom FitzGerald	Present

City Staff

City Clerk Darla Reese
City Manager Brent Kirk
Community Dev. Director Eric Jensen

Planning Commission

Commissioner Cruger	Present
Commissioner Straughn	Present
Commissioner Stephenson	Present
Commissioner Marsh	Present
Commissioner Morrison	Present

Community Dev. Director Eric Jensen mentioned the purpose of the meeting is to get both bodies together to discuss the pertinent issues before them. Some issues he will be presenting on, and other issues he will ask for Council and Planning Commission member feedback and identification of priorities.

An "issue list" is being passed around for the Councilors or Commissioners to add anything on their mind regarding the Comprehensive Plan Update.

3. NEW BUSINESS

A. Public Outreach Process for Comprehensive Plan Update

The State requires all cities to adopt a Public Participation Plan as part of the GMA Comprehensive Plan process. Our plan was completed last March. This was done prior to the new legislative guidelines (new laws). Because of this, there will be a number of items to be included in the next periodic update. We will need to wait for the guidelines to come down from the State, Regional and

Puget Sound Regional Council (PSRC) and Snohomish County. Some of these items we are waiting on includes:

- Accessory Dwelling Unit Rules (expected in April)
- Housing Guidance on House Bill 1220 (recently received)

Part of the Public Participation Plan will include:

- Incorporation of an online survey plan to help survey the community (additional add)
- Visioning has already been achieved (completed)
- Working with the University of Washington’s “Evans School of Public Administration”
 - Student Group (8 students) who are looking into Social Media Outreach Methods and Techniques
 - Close to completion. Will provide an academic paper with suggested processes
 - Invite the students to present their report at April 12th Council meeting (Mayor Hartman)
- Visioning has been placed into an illustrative representation of the core values and the vision statement itself from the work that the Council did on the retreat working with Deputy City Manager Balentine to adopt a new vision.

Councilmember and Planning Commission Comments included input on:

- Wonderful the students are doing work on the social media part of this – it can do nothing but educate us in a good way. Wants to know how this works and if it works (Mayor Hartman)
- It would be interesting to see how they measure success and what it is going to mean and what is expected out of it (Councilmember Glenn)
- Workshop nights – invite stakeholders to come. Have the first Agenda item be discussion on the Comprehensive Plan, drag them into it and get them involved. Set aside time to discuss whatever else they came to the meeting to discuss. Night for Schools, Daycares, and Boys & Girls Club, Night for Chamber of Commerce, but do not advertise it as a stakeholder meeting on the Comprehensive Plan (Commissioner Straughn)
- We go to the people have for example “Joker Poker Comp Plan Night” at the Eagles, Comp Plan night at the School District during a board meeting and discuss the items that might affect the group of people you are talking too (City Manager Kirk)
- Get input at school sporting events or any event with the schools (Commissioner Marsh)
- Look at doing sponsored ads in programs (Community Dev. Director Jensen)
- Electronic billboards (Councilmember Glenn)

B. Missing Middle Housing

Community Dev. Director Jensen handed out the “AARP – Discovering and Developing Missing Middle Housing” publication. He mentioned that there are legislation acts from both last year and this year that address density approaches for cities on the “Missing Middle” housing style. This

approach utilizes small lots and small homes to help address the housing needs of those folks who want to down-size or comprised of alternative households such as single parents with one or two children, married couples without children, and seniors.

Councilmember and Planning Commission comments included input and posed questions on how they may see this issue for Granite Falls:

- What is the definition of “Affordable Housing”? It may look different to me regarding someone else (Councilmember Hogan)
- Set up a zone to allow patio homes or rental homes, smaller square foot lots? The fee for hookups would be the same as a full-sized house. This gives him a hard time understanding how the City will create affordable housing when the costs are out of the City’s control (Commissioner Stephenson)
- Sees problem that the bank will not give people the money to build an eleven-hundred square foot house because they want to see a certain level of value added to the property (Commissioner Straughn)
- Concern over laws to force cities to allow ADU’s in certain zones? (Commissioner Straughn)
- Planning for population – now allow ADU’s – do calculations allow the build out with ADU’s? (Commissioner Straughn)
- If the City wanted to limit the size of the Urban Growth Area adjacent in Comprehensive Plan to assume a higher number of ADU’s being built and showing on paper the way they can be accommodated for by redeveloping existing lots to include the ADU’s (Commissioner Straughn)
- When someone moves to Granite Falls, they typically buy a house which is less expensive than in adjacent cities. If we can meet higher density by using missing middle housing instead of apartments (example - Smoots) that is what people want (Councilmember FitzGerald)
- Multiple bills related to the four- or six-plex complex House Bill 1110 (requires to be put into code that these are allowed) (Mayor Hartman)
- We will never be located on a transit line. People do not come out to Granite Falls for multi-family housing. If we have the number from PSRC that we are supposed to, then we are doing our jobs. The housing here is the cheapest around (Mayor Hartman)
- Home ownership vs. rentals – citizens are more interested in seeing more home ownership than rentals – certain pride in ownership (Mayor Hartman)
- House Bill 1110 – Also looks at eliminating parking requirements (Mayor Hartman)
- Comments are targeting a demographic that doesn’t exist here. We want to make something for these types of people here. Wider road standards, people moving out here have many cars and buying a house on a small lot. This is a cultural thing. People need to realize they can’t have a bunch of cars – need to downsize (City Manager Kirk)

Community Dev. Director Jensen mentioned House Bill 1220 (passed last year) does require cities to accommodate housing for all income levels. We have to make sure that our regulatory process is

not discriminatory or restrictive to providing for housing that can meet all income levels. There will be suggestions from the State that will determine how this will look. Once available, this will be shared with the Council and Planning Commission.

All cities are required to allow for permanent support of housing, transitional housing and emergency housing. The reality is a community located so far from the metro area will not likely be ideal for these types of services. This will be addressed in the Housing Element chapter.

D. Housing Growth Target Status Update

Community Dev. Director Jensen mentioned the population numbers for 2021 are projected to be 6,885 instead of in the 7,000's. The County is receiving new growth target numbers from the State and will distribute these numbers out to the cities (not anticipated until later in the spring). It is not believed that the numbers will vary significantly.

Mayor Hartman shared that the Council had Deputy City Manager Balentine do an exercise to see the best population the City could have so we could have as much services as possible, as few of staff as possible and the highest quality of life. This number tuned out to be a population of around 7,500.

Community Dev. Director Jensen added it is his goal to make this Comprehensive Plan more readable, more visually interesting, and more community focused with more history and color.

E. West Galena Street Extension Potential Development Impacts

Community Dev. Director Jensen mentioned the Galena St. Extension can give the City an opportunity to provide unique residential and commercial development. Traffic patterns will need to be looked at. The result of the extension may result in Galena St. becoming a second "Main Street."

City Manager Kirk gave input on what he can see possibly happening with Galena St. in the future including the following items:

- Developer buying up lots and building retail below with housing above
- Rezone adjacent properties on south side of road as mixed use
- Vision of a demand for commercial on second route into town by 2044?
- Want to move park & ride to behind McDonald's?
 - Would allow repurposing property where it is located now
- Frontage improvements along road

Councilmember and Planning Commission Comments on the Galena Street:

- It is hard to imagine people buying houses to take them down until they are out of other properties where you can build. He lives on Anderson in the CBD zone and is excited about Galena extension because people cut in front of his house to get to Stanley. Would be a lot less traffic on Stanley (Commissioner Straughn)
- Traffic Study – up to 40% of traffic on Stanley will end up on Galena (Mayor Hartman)
- Have been working with McDaniel’s Hardware to obtain a corner of their property to put in a right-hand turn lane (City Manager Kirk)
- Will Galena Street still be able to be shut down for Railroad Days & Show N Shine? (Commissioner Morrison)
- Traffic engineer is looking into if stops should be reversed from east/west on Galena Street to north/south on S. Granite Avenue (Community Dev. Director Jensen)

Community Dev. Director Jensen mentioned the impacts of recent and pending legislation and how it will affect our ability to get our Comprehensive Plan Update completed. These include the following items:

- There is a climate change bill on track to pass through the legislation this year. Would require us to include Climate Change as an element of the Comprehensive Plan and would address adverse impacts of climate and identify actions to reduce greenhouse gas emissions. Update our Shoreline Management Plan to address impacts to the aquatic environment.

Mayor Pro Tem Glenn shared what items were placed on the “issue list” by both the Planning Commission and the City Council Members in no particular order:

- Removal of Falls Bridge #102
- Fix alternative parking styles on the same street
- Straighten out N. Granite to align with S. Granite
- Parking for local businesses
- Mixture of residential and business
- Keeping trucks, buses and trailers on the truck route and not making turns onto Granite Avenue and Stanley Street
- Active monitoring of Galena for needed streets, sidewalks, signage improvements after the extension is completed
- Alter code for street width to allow for parking on both sides of the street and still allow for emergency vehicles

These items to be discussed at a later time.

Additional input:

- Monitor Galena Street for speed (Mayor Hartman)

3. CURRENT BUSINESS

There were no Current Business items on the Agenda.

9. ADJOURNMENT

Mayor Pro Tem Glenn adjourned the meeting.



City Clerk Darla Reese, MMC



Mayor Matthew Hartman