



**DIAL-IN CONTACT PHONE NUMBER: (US) +1(571) 317-3122 / ACCESS CODE 111-767-565**

The City requests that all non-essential visits to City Hall for the Commission Meeting be observed. We encourage all Commissioners and the public to utilize the dial-in feature. Staff will ensure hosting of the access number approximately 10 minutes prior to the Planning Commission meeting; no meeting business may be discussed prior to the official opening of the meeting beginning at 7:00 PM. The public is encouraged to submit written comments prior to the meeting by sending to the City Clerk at [Darla.Reese@ci.granite-falls.wa.us](mailto:Darla.Reese@ci.granite-falls.wa.us); comments via email will need to be submitted by no later than 5:00 PM on January 12, 2021 in order for them to be received and prepared for submission into the record; comments received may be read aloud as part of the Comments From the Public on Items Not on the Agenda or during the discussion of specific action items. If you would like to deliver comments you may contact City Hall at 360-691-6441 prior to 5:00 PM on January 11, 2021, to schedule an appointment for delivery. Comments received through US Mail may be included if they are received prior to the meeting.

**CITY OF GRANITE FALLS  
PLANNING COMMISSION  
JANUARY 12, 2021  
7:00 PM  
MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES:**
  - A. Approval of October 13, 2020 Minutes**
- 5. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON ACTION ITEMS**  
(Speakers must sign up prior to the meeting. Individual comments will be limited to three minutes. Group comments shall be limited to five minutes.)
- 6. NEW BUSINESS:**
  - A. 2021 Development Regulations Proposed List Update**
- 7. CURRENT BUSINESS:**
- 8. REPORTS:**
  - A. City Clerk Reports**

**B. Homework**

**9. CORRESPONDENCE:**

**10. ADJOURN:**

Notice-All Proceedings of this meeting are sound recorded.

## **Approval of October 13, 2020 Minutes**



**PLANNING COMMISSION**  
**MEETING**  
**OCTOBER 13, 2020**  
**7:00 PM**  
**MINUTES**

**1. CALL TO ORDER (Via Go-To-Meeting)**

**Commissioner Cruger** called the Planning Commission meeting to order at 7:00 p.m.

**1. FLAG SALUTE:**

**Commissioner Cruger** led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

**2. ROLL CALL:**

Planning Commission

Commissioner Frederick Cruger – Present  
Commissioner Ron Stephenson– Absent  
Commissioner Scott Morrison – Present  
Commissioner Julie Cory-Wyman – Present  
Commissioner Monica Hoersting – Present

City Staff

Darla Reese, City Clerk

Consultants

Ryan C. Larsen, Consultant Planner

**3. APPROVAL OF MINUTES**

**A. Approval of June 9, 2020 Minutes**

**Commissioner Morrison** moved to approve the Minutes of June 9, 2020 as written. Commissioner Cory-Wyman seconded. Motion carried.

**4. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON-ACTION ITEMS**

No one was present online to speak during this portion of the meeting, and no written correspondence had been received.

**5. NEW BUSINESS**

**A. 2021 Comprehensive Plan and Development Regulations Docket Proposed List Update**

**Consultant Planner Larsen** reviewed the following possible edits to Title 19 and Title:

- On Street Parking limited to 24-hour max (currently 72 hours) to mirror County code
- Simplify Sign code and change to allow backlit signs (O’Reilly’s type)
- Change SEPA threshold for building size to state max (currently 4,000 SF)

- Add food truck vendor
- Model homes and manufactured housing code update
- Cell tower – new code section
- Consolidate Title 20 with Title 19
- Update Title 19 to ensure consistency with newly adopted code edits by Council
- Potential to restructure Title 19 to consolidate sections and add better flow to document
- Update Fence section
- Add/update definitions for duplex and mother-in-law apartments

**Consultant Planner Larsen** asked the Planning Commission members to do their own review of Title 19 and list all items for possible updates and/or questions.

#### **B. Comprehensive Plan 2024 Update**

**Consultant Planner Larsen** reviewed the items the Planning Commission will be looking closely at and reviewing.

He will work out the details, talk to City Manager Kirk about priorities and review and formulate a schedule and bring to the Commission at the next meeting.

### **6. CURRENT BUSINESS**

There were no Current Business items for the Agenda.

### **7. REPORTS:**

#### **A. City Clerk Reports**

Discussion was had on building permits and the proposed Monte Cristo Square project.

#### **B. Homework**

There were no homework items to discuss.

### **8. CORRESPONDENCE:**

There were no correspondence items to discuss.

### **9. ADJOURNMENT:**

**Commissioner Cruger** adjourned the meeting.

**2021 Development Regulations Proposed List  
Update**

## *Consultant Report*

**To:** Planning Commission  
**From:** Ryan C. Larsen, Consultant  
**Subject:** 2021 Development Regulations Proposed List Update  
**For Meeting of:** January 12, 2021

**BACKGROUND:** The City staff advertised and initiated the 2021 Annual Docket process on August 31, 2020, inviting all interested parties to submit proposed amendments to the Comprehensive Plan and development regulations by October 31, 2020. No request from the general public were received to amend either the Comprehensive Plan or the Development Regulations. Also, no changes are being proposed to the Comprehensive Plan for the 2021 annual docket process. The only changes proposed will affect the Development Regulations.

During last years update process, one of the changes made was to GFMC section 19.04.130 Amendments under subsection (D)(1). This section was modified to allow for more frequent edits to the development regulations rather than just once a year under the annual docket cycle if the Planning Commission and Council City saw a need for an amendment.

At this point, staff and the planning consultant would like to process each of the proposed changes to the development regulation together, however there maybe a need to separate a few of the amendments out. This would allow for some to be processed faster and some slower.

**DISCUSSION:** Below, for discussion, is proposed structural change to Title 19, by creating a new Chapter 19.04C, amending Chapter 19.05, deleting old Chapter 19.04 and 19.05, as well as deleting Title 20.

I will discuss the concept of the proposed changes during the Commission meeting on January 12, 2021.

# NEW

## Chapter 19.04C

### LAND USE ACTIONS, PERMITS AND DETERMINATIONS - DECISION CRITERIA AND STANDARDS

#### Sections:

- 14.16C.005 Purpose
- 14.16C.010 Scope
- 14.16C.015 Administrative Conditional Uses
- 14.16C.020
- 14.16C.025 Administrative Modifications
- 14.16C.030 Changes of Use
- 14.16C.035 Code Interpretations
- 14.16C.040 Comprehensive Plan Amendments - Text and Maps
- 14.16C.045 Conditional Uses
- 14.16C.050
- 14.16C.055 Development Agreements
- 14.16C.060 Essential Public Facilities
- 14.16C.065 Events
- 14.16C.070 Home Occupations
- 14.16C.075 Land Use Code Amendments
- 14.16C.080
- 14.16C.083 Planned Action Projects
- 14.16C.085 Reasonable Use Exceptions
- 14.16C.090 Rezones - Official Zoning Map Amendments
- 14.16C.095 Right-of-Way Vacation
- 14.16C.100 Shoreline Permits
- 14.16C.105 Site Plan Review
- 14.16C.110 Temporary Use
- 14.16C.115 Variances
- 14.16C.120 Administrative Authority



# **AMENDED**

## **Chapter 19.05 SUBDIVISIONS, BOUNDARY LINE ADJUSTMENTS AND BINDING SITE PLANS**

Sections:

### **Part I. Subdivisions**

- 14.18.010 Subdivisions
- 14.18.015 Review of Subdivisions
- 14.18.020 Limitations on Re-Subdividing Short Plats
- 14.18.025 Criteria for Preliminary Plat Approval
- 14.18.030 Application for Final Plat Approval
- 14.18.035 Approval of Final Plats
- 14.18.040 Content of the Final Plat
- 14.18.045 Endorsements on Short and Long Subdivision Plats
- 14.18.050 Plat Approval Not Acceptance of Dedication Offers
- 14.18.055 Subdivision Recording Requirements
- 14.18.060 Alterations of Subdivisions
- 14.18.065 Vacations of Subdivisions
- 14.18.070 Repealed

### **Part II. Binding Site Plans**

- 14.18.105 Purpose and Applicability
- 14.18.110 Procedure
- 14.18.115 Additional Application Requirements
- 14.18.120 Decision Criteria
- 14.18.125 Subsequent Development Permits
- 14.18.130 Conditions of Approval
- 14.18.135 Conditions for Previously Approved Site Plan
- 14.18.140 Conditions When Concurrently Reviewed
- 14.18.145 Design Standards - Access Requirements
- 14.18.150 Road and Right-of-Way Establishment and Right-of-Way Dedication
- 14.18.155 Phased Development
- 14.18.160 Acceptance of Site Improvements
- 14.18.165 Bond or Performance Security
- 14.18.170 Revisions
- 14.18.175 Recording with County Auditor
- 14.18.180 Vacation

**Part III. Boundary Line Adjustments**

14.18.200 Boundary Line Adjustments

**Part IV. Alternative Subdivisions**

14.18.300 Planned Residential Developments

14.18.310 Cluster Subdivisions

14.18.320 Unit Lot Subdivisions

**OLD - DELETE**

**Chapter 19.04  
CODE ADMINISTRATION**

**Sections:**

- 19.04.010 Introduction and purpose.
- 19.04.020 Rules of interpretation.
- 19.04.030 Repealed.
- 19.04.040 Repealed.
- 19.04.050 Repealed.
- 19.04.060 Repealed.
- 19.04.070 Repealed.
- 19.04.080 Repealed.
- 19.04.090 Concurrency and adequacy.
- 19.04.100 Repealed.
- 19.04.110 Repealed.
- 19.04.120 Enforcement.
- 19.04.130 Amendments.
- 19.04.140 Comprehensive plan.
- 19.04.150 Developer agreements.
- 19.04.160 Community facilities district provisions.

**OLD - DELETE**

**Chapter 19.05  
GENERAL PERMITS AND OFFICIAL SITE PLANS**

**Sections:**

- 19.05.010 Introduction and purpose.
- 19.05.020 Conditional use permit.
- 19.05.030 Planned residential development (PRD).
- 19.05.040 Annexations.
- 19.05.050 Variances.
- 19.05.060 Temporary uses/temporary housing units.
- 19.05.070 Official site plans.

# DELETE

## Title 20 SUBDIVISION CODE

### Chapters:

- 20.02 General Provisions
- 20.04 Definitions
- 20.06 Subdivision and Short Subdivision Regulations
- 20.08 Subdivision and Short Subdivision Procedures
- 20.10 Land Use Fees and Deposits

## **City Clerk Reports**

**City Clerk Staff Report  
November 4, 2020**

***Business Licenses (Outside City):***

*Eagle Pipe & Mechanical, LLC*  
36 Seven Sisters Rd.  
Port Ludlow, WA 98365  
HVAC, gas piping

*Advocare International (Advocare Intl LLC)*  
2800 Telecom Pkwy.  
Richardson, TX 75082  
Direct sales – nutritional supplements

***Building Permits Issued:***

*Angela & Kevin Mattson*  
203 Angeline Ave.  
Residential re-roof

*Building Permit #2020-193*

*Tod Stanger*  
204 Angeline Ave.  
Residential re-roof

*Building Permit #2020-194*

*Janelle Cox*  
211 Angeline Ave.  
Residential re-roof

*Building Permit #2020-195*

*Lee Kramme*  
207 Angeline Ave.  
Residential re-roof

*Building Permit #2020-196*

*Sno-Isle Intercounty Rural Library Dist.*  
815 E. Galena St.  
Commercial heating system replacement

*Building Permit #2020-197*

*Shawn & Gina Goms*  
209 Angeline Ave.  
Residential re-roof

*Building Permit #2020-198*

*Chris & Johns Damianidis*  
108 W. Stanley St.  
Mechanical heater & (6) gas outlets

*Building Permit #2020-199*

*Margarita Espinoza & Martin Ceballos*  
17914 Mill Valley Rd.  
Residential covered porch

*Building Permit #2020-201*

**City Clerk Staff Report  
November 18, 2020**

***Business Licenses (Inside City):***

*Fine Line Cleaning (Brenda Johns)*  
209 S. Bogart Ave.  
Residential Housecleaning

***Building Permits Issued:***

*Estate of Michael Thomas Tow*  
704 Saratoga St.  
Residential home improvements

*Building Permit #2020-192*

*Liel Pevny*  
306 Cascade Ave.  
Residential A/C Unit

*Building Permit #2020-200*

*Susan Tow*  
704 Saratoga St.  
Residential Forced Air Furnace

*Building Permit #2020-202*

*City of Granite Falls*  
201 S. Granite Ave.  
Demolition of existing structure

*Building Permit #2020-203*

*Vicki Mehaffey*  
309 Portage Ave.  
Residential Forced Air Furnace

*Building Permit #2020-210*

**City Clerk Staff Report  
December 2, 2020**

***Business Licenses (Inside City):***

*Soul Sisters Trove, LLP*  
106 S. Granite Ave. #A  
Granite Falls, WA 98252  
Gift shop

*Znow LLC*  
17710 Mill Valley Rd.  
Granite Falls, WA 98252  
Internet services

*Northwest Brothers Construction*  
413 Raybird Ave.  
Granite Falls, WA 98252  
Construction and construction estimates

*Sara Hamilton, LLC*  
17715 Juniper St.  
Granite Falls, WA 98252  
Direct marketing

*Kevin's Plumbing, Inc.*  
305 N. Bogart Ave.  
Granite Falls, WA 98252  
Residential and commercial plumbing services

*CJ's Landscaping, LLC*  
211 Belmark Ave.  
Granite Falls, WA 98252  
Lawn care

***Business Licenses (Outside City):***

*KWAI LEK LLC*  
7401-84<sup>th</sup> St. NE., Apt. D1  
Maryville, WA 98270  
Freelance work, odd jobs/residential and commercial

*Day & Nite Plumbing & Heating, Inc.*  
16614-13<sup>th</sup> Ave. W.  
Lynnwood, WA 98037  
Plumbing and heating sales and service



*Northwest Builders & Renovation, Inc.*  
3238 S 150<sup>th</sup> St. Unit A  
Seatac, WA 98188  
Contractor, construction

*Lifetime Heating & Air Conditioning (Refined Consulting Group LLC)*  
2801 Bickford Ave., Ste 103  
Snohomish, WA 98290  
Construction

***Building Permits Issued:***

*Punkadoo, L.L.C.*  
1642 Anders St.  
New SFR

*Building Permit #2020-204*

*Punkadoo, L.L.C.*  
1640 Anders St.  
New SFR

*Building Permit #2020-205*

*Punkadoo, L.L.C.*  
1638 Anders St.  
New SFR

*Building Permit #2020-206*

*Punkadoo, L.L.C.*  
1636 Anders St.  
New SFR

*Building Permit #2020-207*

*Punkadoo, L.L.C.*  
1624 Anders St.  
New SFR

*Building Permit #2020-208*

*Punkadoo, L.L.C.*  
1622 Anders St.  
New SFR

*Building Permit #2020-209*

*Melissa & Jasen Garcia*  
205 W. Pilchuck St.  
Residential hot water heater

*Building Permit #2020-213*

*Howard Berry*  
211 S. Bogart Ave.  
Residential re-roof

*Building Permit #2020-215*

**City Clerk Staff Report  
December 16, 2020**

*Business Licenses (Outside City):*

*Granite Transformations (Varner Enterprises LLC)*

11524 Mukilteo Speedway #101

Mukilteo, WA 98275-5416

Fabrication and installation of composite granite countertops, vanities, etc.

*Building Permits Issued:*

*Darlene Bridgman*

409 S. Cascade Ave.

Residential hot water tank

*Building Permit #2020-214*

*Jennifer & Jaron Sperry*

720 Darwin's Way

Residential gas hot water heater

*Building Permit #2020-216*

*Jeff Torgerson*

503 Pine Ct.

Residential Forced Air Furnace

*Building Permit #2020-217*

*Other Important items:*

Would you be interested in attending the AWC City Action Days? Please let me know so I can get you registered.

February 10-11, 2021 | Online

## City Action Days

There's no better way to engage in the legislative process than at City Action Days! Held annually during the legislative session, this popular event allows you the opportunity to interact with colleagues as you educate statewide decision-makers about city legislative priorities.

The conference will be held online and feature informative live and recorded sessions, networking opportunities, and interaction with legislators.

**City Clerk Staff Report  
January 6, 2021**

***Business Licenses (Inside City):***

*Authentic Notary (Kile, Ashlee Renae)*  
17712 – Mill Valley Rd.  
Granite Falls, WA 98252  
Notary Public

*Los Yiyos LLC*  
611 N. Granite Ave.  
Granite Falls, WA 98252  
Construction

*Alarias Press LLC*  
10101 Agate Ave.  
Granite Falls, WA 98252  
Author, writing books and publishing imprint

***Business Licenses (Outside City):***

*Plexus Worldwide, LLC*  
9145 E Pima Center Pkwy.  
Scottsdale, AZ 852-58-4627

*Stilly Rock Art (Alexander, Cleborn Lester)*  
20008 Canyon Drive  
Granite Falls, WA 98252  
Artist

*Pennyandy, LLC*  
1305 Bonneville Ave. #D, Ste. D  
Snohomish, WA 98290  
Real Estate Investment

*MacGyver for Hire, LLC*  
224 N Nyden Farms Rd.  
Lake Stevens, WA 98258  
Specialty Contractor

-Over-

*Holiday Parks Inc. (Holiday-Parks-Fabricators, Inc.)*  
4600 S 134<sup>th</sup> PL  
Tukwila, WA 98168  
HVAC, Plumbing & Services

*Snoops Plumbing LLC*  
1530 Index Ave. NE  
Renton, WA 98056  
Plumbing

***Building Permits Issued:***

*Tim Ryan*  
10308 Messner Ave.  
Residential A/C Unit

*Building Permit #2020-222*

*Shaylon Dearling*  
214 Meadow Lane  
Residential bath tub with shower

*Building Permit #2020-220*

*Sno-Isle Libraries*  
815 E. Galena St.  
Commercial hot water heater and water fountain replacement

*Building Permit #2020-218*