



GRANITE FALLS WASHINGTON

GATEWAY TO THE MOUNTAIN LOOP

City of Granite Falls
215 S. Granite Avenue / P.O. Box 1440
Granite Falls, Washington 98252

P 360/691-6441
F 360/691-6734
www.ci.granite-falls.wa.us

DIAL-IN CONTACT PHONE NUMBER: (US) +1(571) 317-3112 / ACCESS CODE 391-809-405

The City requests that all non-essential visits to City Hall for the Commission Meeting be observed. We encourage all Commissionmembers and the public to utilize the dial-in feature. Staff will ensure hosting of the access number approximately 15 minutes prior to the 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; comments via email will need to be submitted by no later than 4:00 PM on May 11, 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 May 10, 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
MAY 11, 2021
7:00 PM
MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES:**
 - A. Approval of April 13, 2021 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. 2024 Comprehensive Plan Update**
David Toyer - Toyer Strategic Advisors, Inc.
- 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 April 13, 2021 Minutes



PLANNING COMMISSION

MEETING

APRIL 13, 2021

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.

2. FLAG SALUTE:

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

3. ROLL CALL:

Planning Commission

Commissioner Frederick Cruger – Present
Commissioner Ron Stephenson– Present
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

4. APPROVAL OF MINUTES

A. Approval of March 9, 2021 Minutes

Commissioner Stephenson moved to accept the Minutes of March 9, 2021 Planning Commission meeting. Commissioner Morrison seconded. Motion carried.

5. 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.

6. NEW BUSINESS

A. Review Draft Chapter 19.05 – Subdivisions, Binding Site Plans, and Boundary Line Adjustments

Consultant Planner Larsen discussed the following items briefly:

- Eliminating the original Chapter 19.05 and replacing with a new Chapter 19.05

- All information came out of Title 20 (Subdivision Ordinance)
 - Will be moving all of Title 20 into Chapter 19
 - Will be eliminating Title 20 completely
 - “Unified Development Code” will all be in Chapter 19
- Will start the process of the Comprehensive Plan update soon
- Chapter 19.05 = old has been eliminated, and new has been re-written
 - Chapter is now broken up into four parts:
 - **Part I = Subdivisions**
 - 19.05.005 – Introduction and Purpose
 - 19.05.010 – Subdivisions
 - Short Plats = changed from 4 to 9 lots (meets state law)
 - Subdivisions = changed from 5 to 10 or more lots (meets state law)
 - 19.05.015 – Review of Subdivisions
 - explained the three-step review process
 - 19.05.020 – Limitations on Re-Subdividing Short Plats
 - Explained process
 - 19.05.025 – Criteria for Preliminary Plat Approval
 - Explained process
 - 19.05.030 – Application for Final Plat Approval
 - Explained process
 - Proposing process to eliminate the Council out of the process, there is nothing for them to really look at
 - 19.05.040 – Content of the Final Plat
 - Tells what needs to be done in order to get the Final Plat/Short Plat ready for recording
 - 19.05.045 – Endorsements on Short and Long Subdivision Plats
 - Explained what this means
 - Currently says “Planning and Public Works Directors” = should change to say Designated Official who would probably be the “City Administrator”
 - Currently says “Certificate of City Treasurer” = should remove as this is not necessary
 - 19.05.050 – Plat Approval Not Acceptance of Dedication Offers
 - Explained what this means
 - 19.05.055 – Subdivision Recording Requirements
 - Explained the process
 - 19.05.060 – Alterations and Subdivisions
 - Explained meaning and process

- 19.05.065 – Vacations of Subdivisions
 - Explained meaning and process
 - Remove wording “The Department of Planning and Community Services” throughout the section
- **Part II = Binding Site Plans**
 - 19.05.100 – Divisions of requiring Binding Site Plans
 - Explained meaning of a Binding Site Plan
 - Explained process
 - Will insert RCW 58.17 reference into section
 - Added clarity to the existing Binding Site Plan chapter
- **Part III = Boundary Line Adjustments**
 - 19.05.200 – Boundary Line Adjustments
 - Explained what a Boundary Line Adjustment is and how the process works
 - Restrictions
- **Part IV = Alternative Subdivisions**
 - 19.05.300 – Planned Residential Development (PRD)
 - Explained what an alternative subdivision is and how the process works
 - Exchanges given up in order to achieve higher densities
 - City may want to consider more residential zones to allow for PRD’s
 - Comprehensive Plan Update: will need to work on areas the City can use to increase its population
 - 19.05.310 – Unit Lot Subdivisions
 - Explained how the process works
 - How it varies from the standard subdivision process

Planning Commission Questions consisted of:

- “Declaration of Condominium” will be re-looked at and cleaned up by Consultant Planner Larsen

7. CURRENT BUSINESS

There were no Current Business items for the Agenda.

8. REPORTS:

Consultant Planner Larsen gave an update on the sewer moratorium. He also will ask City Manager Kirk to come to the next meeting to discuss this issue and answer questions. He also added David Toyer is expected to come to the June meeting to discuss the Comprehensive Plan Update process.

A. City Clerk Reports

Discussion on joining one of the Short Course on Local Planning Courses online.

B. Homework

Consultant Planner Larsen will have City Manager Kirk come to the next meeting to discuss new Accessory Dwelling Unit (ADU) changes under state law. New law – cities have one year to decide how to address the issue. After one year, allow both primary residence and ADU to both be rented out. Do not have to have one be owner/occupied (as our code currently states).

9. CORRESPONDENCE:

There were no correspondence items to discuss.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.

City Clerk Reports

**City Clerk Staff Report
April 21, 2021**

Business Licenses (Inside City):

Tax Assist (Bogart, Julie Ann)
20313 Menzel Lake Rd.
Granite Falls, WA 98252
Housecleaning

Align (Antonelli, Tanya Marie)
308 Prospect Ave.
Granite Falls, WA 98252
Massage

Nurturing Nights and Naps LLC
10402 Skyline Ave.
Granite Falls, WA 98252
Consultant. All services are online and virtual, no in person contact with customers (pediatric sleep consultant)

Mountain Loop Designs (Yarbrough, Yarbrough, and Yarbrough)
206 Angeline Ave.
Granite Falls, WA 98252
Craft / Art Sales, Artwork & Handicraft

Business Licenses (Outside City):

Harkins Construction LLC
7909-60th St. SE
Snohomish, WA 98291
Remodel and new construction

Alliance Custom Sheet Metal and HVAC, LLC
19109-63rd Ave. NE, Ste. 1B
Arlington, WA 98223
Fabricate and install custom sheet metal and HVAC systems

RAD Roofing and Renovation, Inc.
16410-84th St. NE
Lake Stevens, WA 98258
Construction, roofing, home renovation

Building Permits Issued:

SSHI LLC, bda D. R. Horton
9722 Hawkins Ave.
New SFR

Building Permit #2020-062

SSHI LLC, bda D. R. Horton
9720 Hawkins Ave.
New SFR

Building Permit #2020-063

SSHI LLC, bda D. R. Horton
9618 Hawkins Ave.
New SFR

Building Permit #2020-064

SSHI LLC, bda D. R. Horton
9616 Hawkins Ave.
New SFR

Building Permit #2020-065

SSHI LLC, bda D. R. Horton
9614 Hawkins Ave.
New SFR

Building Permit #2020-066

SSHI LLC, bda D. R. Horton
9612 Hawkins Ave.
New SFR

Building Permit #2020-067

Denny Page
17808 Mill Valley Rd.
Residential patio cover

Building Permit #2021-024

David Miano
17808 Mill Valley Rd.
Residential patio cover

Building Permit #2021-025

Jude & Catherine Anderson
310 S. Granite Ave.
Residential re-roof w/sheathing

Building Permit #2021-026

Taylor Ferre
202 Noble Way
Residential hot water tank

Building Permit #2021-027

Granite Falls School District
702 N. Granite Ave.
Moving two portable buildings from food bank to Mountain Way Elementary School

Building Permit #2021-028

Sally Fisher
119 E. Stanley St.
Replacement of windows, framing, sheathing and garage door

Building Permit #2021-031

**City Clerk Staff Report
May 5, 2021**

Business Licenses (Inside City):

CW Services LLC

10913 Mt. Loop Hwy., Ste. B
Granite Falls, WA 98252
Machine shop

With A Helping Hand

17414-100th St. NE
Granite Falls, WA 98252
Organizational representative payee for individuals receiving social security payment benefits 02/11
provide financial management services

Jeannette's Specialty Salon, LLC

416 Raybird Ave., Unit 416
Granite Falls, WA 98252
Eye lash extensions and fills

Pilchuck Septic Designs LLC

110 Anderson Ave.
Granite Falls, WA 98252
Septic systems, design

Mazzcarpentry (Mazzawi, Shady)

1105 Hughes Lane
Granite Falls, WA 98252
General contracting and remodel

Cabin Country Store (Merritt, Kelly Rene)

106 S. Granite Ave. #A
Granite Falls, WA 98252
Retail, general

NW House Construction LLC

17808 Mill Valley Rd.
Granite Falls, WA 98252
Construction, construction estimates

Citywide Home Loans, LLC

101 E. Stanley St., Suite B
Granite Falls, WA 98252
Mortgage lender

-Over-

Van Overbeke Construction, Inc.
7610-4th St. SE
Lake Stevens, WA 98258
Concrete foundations & slabs

Business Licenses (Outside City):

Parker Bros Heating, LLC
13630-54th Dr. NE
Marysville, WA 98271
Install, repair and maintenance of commercial & residential heating and cooling systems

FM Enterprise LLC
10321-30th St. NE
Lake Stevens, WA 98258
Residential foundation excavation of sewer pipes, water and storm pipes, grading of land, tree and brush clearing

Family Resource Home Care (Geras LLC)
P.O. Box 130
Liberty Lake, WA 99019
Personal service, domestic, care giver (non-medical), home care agency

Hume Real Estate (Hume Management & Consulting LLC)
16724-134th St. NE
Arlington, WA 98223
Real Estate Broker

Building Permits Issued:

Angela Moore *Building Permit #2021-029*
707 N. Indiana Ave.
Residential forced air furnace & A/C unit

Billie's Busy Kids *Building Permit #2021-032*
115 N. Granite Ave. #B
Replacement roof top HVAC unit

Granite Falls Historical Society *Building Permit #2021-033*
109 E. Union St.
Expansion of 620 SF addition for workplace and storage within the museum building