



GRANITE FALLS WASHINGTON

GATEWAY TO THE MOUNTAIN LOOP

City of Granite Falls
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The Granite Falls Planning Commission will hold an in-person and online (hybrid) meeting in the Civic Center at 7:00 PM on January 10, 2023. Contact information is above for joining the meeting by telephone. You can also join by computer at the following Zoom meeting link: <https://us06web.zoom.us/j/85411945175>. Whether in advance of the meeting by comment sent e-mailed to the City Clerk, in-person, by phone or computer connection, public comment is encouraged.

**CITY OF GRANITE FALLS
PLANNING COMMISSION
JANUARY 10, 2023
7:00 PM
MEETING AGENDA**

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES:**
 - A. **Approval of December 13, 2022 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. **Comprehensive Plan Periodic Update Discussion:**
 - *Vision Statement*
 - *Plan physical structure/content*
 - *History section*
7. **CURRENT BUSINESS:**
 - A. **Land Use Code Housekeeping - Discussion regarding scheduling and hearings**
 - *Municipal Code matrix table of land uses*
 - *Sign code update*
 - *On Street food trucks*
8. **REPORTS:**
 - A. **City Clerk Reports**

B. Community Development Directors Report

9. CORRESPONDENCE:

10. ADJOURN:

Notice-All Proceedings of this meeting are sound recorded.

Approval of December 13, 2022 Minutes



PLANNING COMMISSION
MEETING
DECEMBER 13, 2022
7:00 PM
MINUTES

1. CALL TO ORDER (Via Zoom & In-Person)

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

2. FLAG SALUTE:

Commissioner Straughn 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 – Absent
Commissioner Bruce Straughn – Present
Commissioner Chris Marsh – Present

City Staff

Darla Reese, City Clerk
Eric Jensen, Community Dev. Director

4. APPROVAL OF MINUTES

A. Approval of November 8, 2022 Minutes

Commissioner Marsh moved to approve the Minutes of November 8, 2022. Commissioner Stephenson seconded. Motion carried.

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

(Public comments are encouraged both for items that are not action items in this Agenda and for actions items in this Agenda. Comments may be submitted in advance in writing or by e-mail to the City Clerk or may be made in person, or by telephone or computer connection at the time of the meeting.)

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

6. NEW BUSINESS

A. Community Development Report to Planning Commission

Community Development Director Jensen gave a summary to the Planning Commission of some recent activity in Community Development. Details included:

- Completed a comparison analysis of land use fees for nearby jurisdictions and included a set of recommendations for revising City Land Use fees
 - Will be brought forth to the Planning Commission to show how it is laid out and onto Council for consideration
- Finalized permitting software program content and process
 - Working on fine tuning system with small changes. Will be set to go live soon.
 - Planning Commission comment – check on fees for vendor “tweaks” & possible “additional fees”
- Continuing the completion of WA Commerce 45-page Periodic Review Checklist report
 - **Community Development Director Jensen** is currently about half-way through the process
- SEPA process is now complete for WWTP – nothing new received
 - At pre-construction now
- Completed proposed land use matrix table to create Permitted-Secondary use allowance format
 - Notion of understanding the “Secondary” term was difficult
 - Building a table showing the land use vs. activity = see what is permitted, prohibited, conditional = easier to read

B. Review DRAFT Planning Commission Work Plan

Community Development Director Jensen reviewed the sections of the work plan.

- Section 1
 - This is the Planning Commission’s work plan
- Section 2
 - Development regulations – certain housekeeping requirements
 - Addressing Landscape Standards and Design Standards
 - Update Sign Code
 - Zoning Map Changes
- Section 3
 - Land Use Actions
 - Recommendations to the City Council
 - Planning Commission has Preliminary Actions

- Section 4
 - Anyone coming in making outside presentations
- Section 5
 - Re-Election of Chair and Vice Chair
 - Work Plan changes/updated
 - Organizational retreat?

Commission Comments –

- Food trucks
- Architectural design standards & enforcement aspects
 - Implement an ad-hoc Design Board = Light touch
- Incentives for code breaks
- Look at quarterly updates for work plan

7. CURRENT BUSINESS

There were no Current Business items for the Agenda.

8. REPORTS:

A. City Clerk Report

There were no questions on the City Clerk's reports.

B. Homework

There were no homework items for the Agenda.

9. CORRESPONDENCE:

There were no correspondence items for the Agenda.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.

Comprehensive Plan Periodic Update Discussion:

****Vision Statement***

****Plan physical structure/content***

****History section***

Vision

Granite Falls is the gateway to the historical Mountain Loop Outdoor Recreation Area and is nestled at the base of Mount Pilchuck, the westernmost peak of the Cascade Mountain Range. Our vibrant City is committed to achieving balance between community expectations and attainable resources by satisfying the needs of visitors and residents alike. Our City expresses the history of the turn of the century mining and logging operations, the adventure associated with outdoor recreation, and the subtle pleasure that comes from living in a northwest town.

Our unique location, historical relevance, and accessibility to outdoor recreation “attract” thousands of tourists, while our services, accommodations and hospitality cultivate in those visitors a year-around desire to “return”.

All essential needs for goods, services, health and wellness are met within the City, but those who choose to commute to work or shop are supported by well-planned transportation elements. Having a traditional small-town Americana appearance, Granite Falls has a nationally-recognized school system, a vibrant commercial district, well-connected neighborhoods, and parks and open areas. All of these qualities are combined within a compact Urban Growth Area, to provide an enviable family environment that fosters among residents of all ages the life-long desire to “stay”.

Granite Falls is “open for business” attracting companies that provide living wage jobs. These companies operate in harmony with the City, allowing employees to work within walking or bike riding distance of where they want to live. By maintaining a strong local economy based on a balance of tourism, commerce and industry, Granite Falls attracts and supports new businesses and citizens to help shape the future we collectively desire to “build”.

As the gateway to the Mountain Loop Recreation Area, one of the top tourist attractions in the region, Granite Falls has the air of excitement, the elements of adventure, and the friendliness one associates with a small mountain village. Granite Falls is a jewel in the crown that Snohomish County has as a place that is “Close to everything, far from ordinary.”

**Land Use Code Housekeeping - Discussion
regarding scheduling and hearings**

****Municipal Code matrix table of land uses***

****Sign code update***

****On Street food trucks***

City Clerk Reports

City Clerk Staff Report December 21, 2022

Business Licenses (Inside City):

In His Steps Daycare & Preschool (Christ's Community Church of Granite Falls)

405 Wabash Ave.

Granite Falls, WA 98252

Daycare for children 12 months-12 years preschool for children 3-5 years

Business Licenses (Outside City):

ACE of Vase Designs LLC

132-160th PL SW

Lynnwood, WA 98087

Floral arrangements

ATPEACEFULIVING LLC

1106 Columbia Ave.

Marysville, WA 98270

Behavioral health, home health agency, taking care of senior citizens and those with terminal sickness in their homes

Northwest Washers LLC

8724-9th PL NE

Lake Stevens, WA 98258

Pressure washing, lawn care, snow removal service, gutter cleaning, and landscaping.

Anderson Dirtworx LLC

31218-171st Ave. NE

Arlington, WA 98223

Excavating – construction

Impact Wall Systems, Inc.

15632-64th Ave. SE

Snohomish, WA 98296

Supply and install fiberglass reinforced plastic panels and plastic laminate panels

M&D Fireplace Services LLC

11001-228th St. NE

Arlington, WA 98223

Stoves, parts and services related to wood, propane, natural gas or pellet stoves for home heating

-Over-

Ryan & Sons Home Services LLC
3517 Newberg Road
Snohomish, WA 98290
Contractor, construction

Building Permits Issued:

Leslie Brent
205 E. Stanley St.
(2) Commercial Heating and Ventilation Units

Building Permit #2022-086

**City Clerk Staff Report
January 4, 2023**

Business Licenses (Outside City):

NW Builder Group LLC

8228 S 206th St.

Kent, WA 98032

General contracting services for new single and multi-family properties within the greater Puget Sound area

The Repairman LLC

6532-110th Ave. NE

Lake Stevens, WA 98258

Contractor, construction

Prolific Construction LLC

7715-13th St. SE

Lake Stevens, WA 98258

Contractor, construction, real estate investment

Building Permits Issued:

Denise Brocker

123 N. Bogart Ave.

Residential forced air furnace

Building Permit #2022-088

Community Development Directors Report



Memo

To: Planning Commission
From: Eric Jensen, Community Development Director
CC: City Manager Brent Kirk
City Clerk Darla Reese
Date: January 5, 2023
Re: **Community Development Report to Council**

Here is a summary of some recent activity in Community Development:

- I have completed the 45-page State-mandated Comprehensive Plan Periodic Update Checklist documents for WA Commerce. It will be submitted to the State this week.
- We have been in communication with both the University of Washington's School of Public Policy and Government Affairs as well as Western Washington University's School of Planning to identify needful tasks where student interns can provide support to the City during the Comprehensive Plan update process. We anticipate this may lead to a UW classroom exercise and resulting report on improved public outreach techniques and an intern or two to assist the City on planning activity in winter, spring, and/or summer. I have a meeting planned with both school programs in the next few weeks to progress forward.
- We have been meeting with the selected vendor to finalize the new permitting software program and are now at the point of being able to go live with the system.