



DIAL-IN CONTACT PHONE NUMBER: (US) +1(253) 215-8782/MEETING ID:818 7098 1110

The Granite Falls Planning Commission will hold an in-person and online (hybrid) special meeting in the Civic Center at 7:00 PM on February 16, 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/81870981110>. Whether in advance of the meeting by comments sent e-mailed to the City Clerk, in-person, by phone or computer connection, public comment is encouraged.

**CITY OF GRANITE FALLS
SPECIAL MEETING OF THE
PLANNING COMMISSION
FEBRUARY 16, 2023
7:00 PM
MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES:**
 - A. Approval of January 10, 2023 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. Title 19 Code Amendment - Land Use Matrix**
 - B. Visioning Effort - pictures and illustrative graphics**
 - C. March 8, 2023 Council-Planning Commission Joint Workshop**
 - D. UW Public Outreach Class Project Update**
- 7. CURRENT BUSINESS:**
- 8. REPORTS:**
 - a. City Clerk Reports**
- 9. CORRESPONDENCE:**
- 10. ADJOURN:**

Notice-All Proceedings of this meeting are sound recorded.

Approval of January 10, 2023 Minutes



GRANITE FALLS

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PLANNING COMMISSION

MEETING

JANUARY 10, 2023

7:00 PM

MINUTES

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

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 Bruce Straughn – Present
Commissioner Chris Marsh – Present

City Staff

Becky Aiken, Deputy City Clerk
Eric Jensen, Community Dev. Director

4. APPROVAL OF MINUTES

A. Approval of December 13, 2022 Minutes

Commissioner Marsh moved to approve the Minutes of December 13, 2022. Commissioner Straughn 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. Comprehensive Plan Periodic Update Discussion:

**Vision Statement*

**Plan physical/structure content*

**History section*

***Community Development Director Jensen** discussed the vision statement.

- Just found out today the City Council has adopted a new vision statement and shared values.
- Shared the Council's "new" vision statement
- Should capitalize "c" in "city"

Planning Commission input:

- The old vision versus new one – phrase at the end "close to everything, far from ordinary" should not be used (replaced by Council at recent retreat)

Community Development Director Jensen discussed the Core values wheel.

- Shared the Clyde Hill example he prepared for the City

Planning Commission input:

- Like the concept of the "wheel"
 - Mining cars or railroad tracks
 - Front of old railroad engine (outline to look like an old locomotive)
 - Use play on words "next stop"
 - Like "Mt. Pilchuck" presentation
- **Community Development Director Jensen** Vision statement within the framework of the "mountain image", core values within "railroad image"
- **Community Development Director Jensen** Recommend placing a Mission statement in along with an image of "City Hall", "pergola" or something that represents the municipality itself.
- Planning Commission recommendation = "Vision" in "Pilchuck", "Values" under "Locomotive" and "Mission Statement" in front of the "City Hall"
- Planning Commission to provide images of Mt. Pilchuck – email in photographs

***Community Development Director Jensen** discussed the plan physical/structure content.

- Planning Commission input = Change of form of government
- **Community Development Director Jensen** recommend to have it be the foundation approved upon:
 - Bring it up to date

- Make it more readable
- Make it more visually interesting
 - Throughout the next few meetings, he will bring good examples of visually interesting plans and documents to share with the Commission.

***Community Development Director Jensen** discussed the current 2015 plan has no history section, and can benefit from one

- He provided three examples in the area of Comprehensive Plans that did include some historical information. Examples include:
 - Mukilteo
 - Bellingham
 - Auburn
- Commissioner Cruger will be leading the effort of this section

7. CURRENT BUSINESS

B. Land Use Code Housekeeping – Discussion regarding scheduling and hearings

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

****Sign code update***

****On street food trucks***

***Community Development Director Jensen** discussed the proposed matrix table.

- This will need to go before a Public Hearing at both the Planning Commission and Council levels
- Limited design standards – make not so burdensome on the developer but helps achieve aesthetic & structurally appropriate design
-

***Community Development Director Jensen** discussed the sign-code update including:

- Sign code – propose a better approach in structure and readability
 - Modify the electronic signs
 - Larger tall freestanding pole signs – meant for high-speed traffic, in town there is no need to have a 25-foot high pole sign
 - Smaller jurisdictions – monument signs are very effective and very esthetically pleasing
 - Sign Code currently created in signs in zones than alternative signs (banners), etc. Then reverts to another area in the code. Wants to fix this to be stand alone and all together in one section of the Code.
- Reviewing land use fees – City fees are a lot lower than other City fees. He had bumped them up. Fee schedule itself is being updated and being presented as part of the housekeeping.

- Is the Planning Commission okay to schedule a Public Hearing on all four elements?
 - Planning Commission asked for the opportunity to review the material before the meeting

***Community Development Director Jensen** discussed the On-street food trucks including:

- Council received community input by a business member for food trucks
- City Manager felt it would be useful to utilize the Right-of-Way permit for food trucks (trial effort)
 - Each permit would be \$50.00 plus a \$100.00 processing fee (one day coverage)
 - Physical coverage of permit – justify what you need and why you need it – not a guarantee to approve the Right-of-Way permit
 - Not every permit would be approved
 - If it creates traffic blockage or public safety, it will not be approved
 - No fee for putting a food truck on private property (business license would be required), a sign permit would be required if a banner or street sign would be placed

Discussion was had regarding voicing opinions on saving the bridge that is scheduled for replacement on the Mountain Loop Highway. Further discussion included the contacting of both Representative Eslick and Representative Low regarding the matter.

8. REPORTS:

Community Development recent work included:

- Completion of 49-page report that was sent to the State to meet the state mandated Comprehensive Plan periodic update checklist
- Been in communication with both the University of Washington School of Public Policy and Government Affairs and Western Washington University 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 from Western to assist the City on planning activity either in the winter, spring and/or summer quarters
 - Meeting is planned with both school programs within the next few weeks to progress forward
 - Reach out to local school district and find out if any alumni that are pursuing a career in governmental affairs, public works, urban planning, environmental science and have interest in doing any in the field, on the ground, in the office internships would be a great thing to do
- Update on permitting software

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.

Title 19 Code Amendment - Land Use Matrix

USE	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/Retail	(LI) Light Industrial	(HI) Heavy Industrial
RESIDENTIAL										
Accessory Dwelling	P	P	P	X	C	X	X	X	X	X
Adult Family Home	P	P	P	P	P	X	X	X	X	X
Assisted Senior	X	X	X	P	P	X	X	X	X	X
Courtyard	X	X	X	P	X	X	X	X	X	X
Duplex	X	P	P	X	X	X	X	X	X	X
Dwelling, multiple-	X	X	X	P	C	X	C	X	X	X
Dwelling, single	P	P	P	P	P	X	X	X	X	X
Home-based	X	C	C	C	C	X	X	X	X	X
Home occupation	P	P	P	P	P	X	X	X	X	X
Live/work units	X	X	X	C	C	P	P	X	X	X
Manufactured	P	P	P	P	P	X	X	X	X	X
Mobile home park	X	X	X	P	X	X	X	X	X	X
Nursing	X	X	X	P	P	X	X	X	X	X
Permanent	X	P	P	P	P	X	X	X	X	X
RVs	P	X	X	X	X	X	X	X	X	X
RV Park	X	X	X	P	X	X	X	X	X	X
Townhouse	X	X	X	P	C	X	X	X	X	X
Triplex	X	X	X	C	P	X	X	X	X	X
INSTITUTIONAL										
Daycare center	X	C	C	X	C	P	P	P	X	X
Educational	X	X	X	X	C	P	P	P	P	C
Essential Public	X	C	C	C	P	P	P	P	P	X
Municipal Parking	X	X	X	P	P	P	P	P	X	X
Public parks	C	P	P	P	P	P	P	X	P	X
Public agency or	X	C	C	P	P	C	C	C	P	P
Public safety	P	C	C	P	P	C	C	P	P	P
Public service	X	C	C	C	C	C	C	C	C	X
Religious	X	C	C	X	C	C	C	P	X	X
Social service	X	C	X	X	C	C	C	P	X	X
Utility facilities	C	C	C	P	C	X	C	P	P	P
COMMERCIAL										
Adult Cabaret	X	X	X	X	X	X	P	X	X	X
Animal	X	X	X	X	X	C	P	P	X	X
Art galleries	X	X	X	X	X	P	P	P	X	X
Automobile sales	X	X	X	X	X	P	P	P	P	X
Automobile fueling	X	X	X	X	X	P	P	P	P	X
Banks, business and	X	X	X	X	X	P	P	P	X	X
Bed and Breakfast	X	C	C	X	C	X	X	X	X	X
Boat sales and	X	X	X	X	X	P	P	P	P	P
Cabinet and	X	X	X	X	C	P	P	P	P	X
Cafeteria or limited	X	X	X	X	X	P	P	P	X	X

[illegible]

Visioning Effort - pictures and illustrative graphics



A photograph of a wooden sign for Granite Falls. The sign is mounted on a wooden post and has a weathered wooden roof. In the background, a large, snow-capped mountain rises against a clear blue sky. The foreground shows some dark evergreen trees and bare branches.

Granite Falls

The City of Granite Falls is a community where residents are eager to return after work or travel, where neighbors support neighbors, the natural beauty of our environment is protected, education is celebrated, businesses flourish, citizens feel safe from crime, and where every citizen feels the responsibility and enjoys the opportunity to help in steering our common future.



Integrity

Respect

Support

Loyalty to our
community

Small-town
feel

GRANITE FALLS, WA

2023 Granite Falls History



For hundreds of years, the Stillaguamish people knew the waterfalls of the **Achalitch** (South Fork Stillaguamish) served as a natural fish trap, since the salmon could ascend no further upstream, so seasonal fishing and hunting was commonplace. The area was known as **s'x'wətg'wətab** ("place of many thrush birds/salmonberry birds"). But the first white settlers often referred to the area as the "Big Burn" due to previous fires (set deliberately in the prairie areas, accidental in forested areas) and as "Portage" due the proximity of the South Fork Stillaguamish and the Pilchuck River.

The first homesteaders arrived in 1884, and four of them shared a common corner at what is now the intersection of S. Granite Ave and Pioneer St.

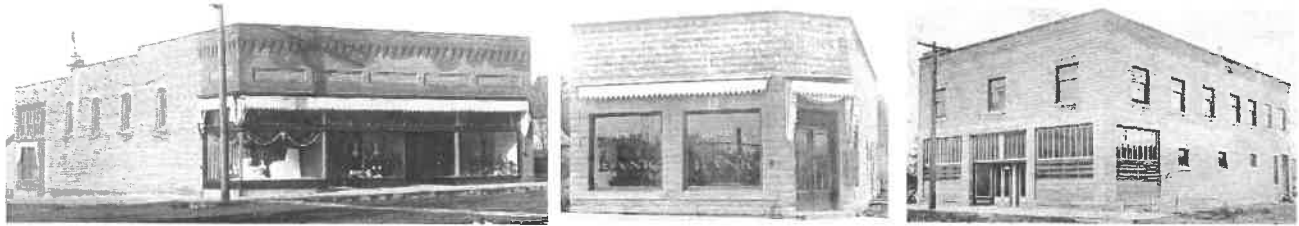
An eighteen block townsite was platted in 1891, all west of Granite Ave., with the name **Granite Falls** ("Portage" was already taken and a unique name was needed for a Post Office). The first Post Office, first school (1893), and first church (1901) were all built along Pioneer St.



The Everett & Monte Cristo Railway reached town in October 1892 on its way to the gold mines of Monte Cristo. While the gold rush didn't last long, the railroad opened the opportunities for industrial and business growth, largely in lumber and shingles . . . and in population! Town population went from about 55 in 1900 to 155 (1903), 350 (1904), 670 (1905) . . . almost doubling annually. Additional blocks were platted east of Granite Ave. Before the first decade of the 20th Century ended, Granite Falls was an incorporated city (1903) sporting four hotels, several general stores, two drug stores, two blacksmiths, several hardware stores, a newspaper, a dozen or more shingle mills in or around town, a bank, police and fire services, a more-than-adequate number of taverns, **and its own electric company!**



Because the businesses gravitated northward toward the railroad, the "center" of town gradually moved to the intersection of Stanley St. and Granite Ave. Several large fires consumed major wood buildings, but most were replaced by brick buildings that still stand on S. Granite Ave today. Those built originally from brick (Granite Falls Mercantile) or concrete block (Bank, IOOF Hall) have stood the test of time.



The 1910s brought paved streets, city water, sidewalks, a new brick school (and our first high school graduating class), and ever-larger lumber/shingle mills. Granite Falls became the host city for the Snohomish County Fair, for the first time financially successful as it enjoyed fairgrounds at the east edge of town from 1916 until the Depression started. Tourism became a “thing”, with several resorts opening east of town, the closest being Canyon Creek Lodge, the best-known being the Big Four Inn (owned by the rail line owners) some 22 miles distant along the rail line. Granite Falls became the “Gateway to the Mountain Loop”.



The Depression stopped growth, and accelerated the demise of the railroad, which had been our only heavyweight traffic bearer into the Robe Valley and timber riches beyond. Fortunately, an impressive bridge was built at the Falls in 1934 (funded in February, completed in July), providing a pathway for heavy motorized vehicles . . . just before the train rails were picked up and sold as scrap metal! While the timber industries suffered, Granite Falls became a trucking town, with remaining logs and loads of cut lumber/shingles passing through on trucks rather than trains.



A high school was built in 1938 at the east end of town, and still serves today as our district administration building and alternative high school. Our first school, which had been moved to serve as combination firehouse and City Hall in 1910, was razed in 1940 and a new City Hall was built in its place, serving as such until 2020.



Growth accelerated in the 70s and 80s, requiring a new high school (1974) and several elementary schools (1987, 1995). The shingle mills were disappearing and a greater portion of area residents were becoming commuters on

the much-improved highway systems. Granite Falls stayed a small town with small-town values and small-town government. Our largely-volunteer fire department became part of Snohomish County Fire District 17 in 1987, but we continued to operate our own police department. Perhaps the biggest visible change was a shift from logging trucks to large gravel trucks, as local quarry operations expanded significantly to satisfy regional demand for the gravel/stone that surrounds our town. By the 1990s, we had only one shingle mill left in town, but over 500 50-ton gravel trucks traveling through downtown daily.

Meanwhile, maintenance, expansion, and upgrades to our city water and sewer systems were getting ever more complex (and expensive). Wear and tear on our streets were aggravated by the heavy truck traffic. The police department consumed nearly 70% of the City budget. It was a financial struggle to meet those challenges . . . so changes were made. An “alternate route” (i.e. truck bypass) was completed in 2010, diverting the heavy trucks and rejuvenating the downtown atmosphere. In 2014, the police department was staffed with contract employees from the County Sheriff’s department, improving effectiveness, reducing liabilities, and saving tens of thousands of dollars annually. Then in 2016, the form of government was changed from a “strong mayor” structure (often a popularity contest to staff the virtually unpaid job of mayor, who is expected to run the City) to a “council/manager” structure, wherein the Council is charged with the responsibility to retain a City Manager qualified to handle the complex financial and personnel challenges of running a city with a 2023 budget over \$26M and growth expectations of 5,000 citizens inside city limits by 2025.



Just in time! The years 2019-2022 saw almost 500 new homes built on undeveloped property within city limits. We reached the capacity of our sewage treatment system and necessarily imposed a building moratorium. A \$30M upgrade to the treatment facility is just one part of a complex set of plans addressing sewer, water, transportation, recreation, safety, and livability improvements.

Grant money was garnered to help in the repair of streets and sidewalks and in the construction of new City Hall and police buildings. City financial management and planning are on firm footing, confirmed by 8 sequential years of fault-free audits, and multi-year financial projections show us in good position to attain the future we envision.



After almost 90 years, the bridge at the Falls is scheduled for replacement because it’s simply too narrow for the large truck traffic – like the City, it has no structural problems, but it carries wider responsibilities! And the biggest celebration in town is still Railroad Days – in October (remember 1892?).

City Clerk Reports

City Clerk Staff Report January 18, 2023

Business Licenses (Outside City):

Chons Landscaping L.L.C.

6401-20th Dr. NE
Tulalip, WA 98271
Landscape design

Pike Plumbing & Sewer LLC

26530 Woodland Way S.
Kent, WA 98030
Side sewer – install, repair

Bickford Motors, Inc.

3100 Bickford Ave.
Snohomish, WA 98290
Franchised automobile dealership-sale of new & used vehicles, parts & service

Asphalt Patch Systems

8812 Canyon Rd. E.
Puyallup, WA 98371
Repair of asphalt driveways and parking lots, streets, 12/90 and concrete restoration. 050110 asphalt and concrete restoration

Dickson Electric, LLC

5815-163rd Ave. SE
Snohomish, WA 98290
Electrical contractor. Build and sell electrical equipment, services and wiring

Lumber Maks Tree Service LLC

18016-177th Ave SE
Monroe, WA 98272
Tree removal service

Building Permits Issued:

Kate Thorp

505 Hemlock Ave.
Residential forced air furnace

Building Permit #2023-001

Keith Santo

610 Peak Lane
Residential hot water tank

Building Permit #2023-002

City Clerk Staff Report February 1, 2023

Business Licenses (Inside City):

Maison Staging LLC
17602 Mill Valley Rd.
Granite Falls, WA 98252
Interior decorator

Templars Pride Transport LLC
10504 Tailspar Ave.
Granite Falls, WA 98252
Transportation of freight

Business Licenses (Outside City):

Olson Family Group LLC
9330 State Ave. Ste. B
Marysville, WA 98270
Property management, Real property owners/property management

Legacy Telecommunications, LLC
8102 Skansie Ave.
Gig Harbor, WA 98332
Erect and maintain cell towers & install and maintain generators

NSI Industries
13235 Reese Blvd. W.
Huntersville, NC 28078
Manufacturing and distribution

Ehresmann Consultation and Coaching, LLC
181 Meadow View Dr.
Ellensburg, WA 98926
Educational consulting, educational advisor, educational seminars

Building Permits Issued:

Tim & Shannon Peck
112 Mt. View St.
Residential House Addition

Building Permit #2022-087

City Clerk Staff Report February 15, 2023

Business Licenses (Inside City):

Diana Boyko
17713 Ashe Ct.
Granite Falls, WA 98252
Internet services, marketing, advertising, musician

Pegs Rags LLC
119 E. Stanley St.
Granite Falls, WA 98252
Thrift store

Business Licenses (Outside City):

TJK Heating & Cooling, LLC
15712 Mill Creek Blvd. Ste. 4
Mill Creek, WA 98012
Installing heating and air conditioning in homes

Aunty Monstera LLC
5010-94th St SW, Apt. 24H
Mukilteo, WA 98275
Fair vendor, merchandise, jewelry making, jewelry design

Wild Cedar Glamp Company
5115 Lerch Rd.
Snohomish, WA 98290
Will provide furnished outdoor tents for private use and events

Building Permits Issued:

<i>Anthony Spencer</i> 10507 Tailspare Ave. Residential A/C Unit	<i>Building Permit #2023-003</i>
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<i>Ramone McCrary</i> 122 N. Bogart Ave. Residential Forced Air Furnace	<i>Building Permit #2023-004</i>
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<i>Eric Harkey</i> 10213 Messner Ave. Residential A/C Unit	<i>Building Permit #2023-005</i>
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-OVER-

Khader Welaye
502 Stilley Way
Residential Forced Air Furnace & A/C

Building Permit #2023-007

Aiyanna Human
108 W. Stanley St., Unit A
Commercial gas line + (3) outlets

Building Permit #2023-008