

**DIAL-IN CONTACT PHONE NUMBER: (US) +1(253) 215-8782/MEETING ID: 898 9062 0874**

The Granite Falls Planning Commission will hold an in-person and online (hybrid) meeting in the Civic Center at 7:00 PM on March 14, 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/89890620874>. 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  
PLANNING COMMISSION  
MARCH 14, 2023  
7:00 PM  
MEETING AGENDA**

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES:**
  - A. **Approval of February 16, 2023 Special Meeting 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. **Public Outreach for Comprehensive Plan Update**
7. **CURRENT BUSINESS:**
  - A. **Land Use Matrix Table**
8. **REPORTS:**
  - A. **Reports**
9. **CORRESPONDENCE:**
10. **ADJOURN:**

**Notice-All Proceedings of this meeting are sound recorded.**

**Approval of February 16, 2023 Special Meeting  
Minutes**



**PLANNING COMMISSION**

**SPECIAL MEETING**

**FEBRUARY 16, 2023**

**7:00 PM**

**MINUTES**

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

Commissioner Cruger called the Special 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 – Absent  
Commissioner Scott Morrison – Present  
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 January 10, 2023 Minutes**

Commissioner Morrison moved to accept the minutes as written. 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. Title 19 Code Amendment – Land Use Matrix

**Community Development Director Jensen** reviewed the Land Use Matrix Table with the Planning Commission members. He mentioned the table is being changed from a “Primary”, “Secondary” and “Conditional” to a “Permitted”, “Conditional” and “Prohibited” to make a clear approach.

Changes the Planning Commission suggested:

- Ensure all uses are defined in code (associated with this zoning table)
- Move the “P, C and X” to the top of the page (description of the categories up front)
- Left column looks incomplete (some words cut off, run together)
  - Send the commission an excel version of the spreadsheet
- Bring back to commission a cleaned up, un-truncated version, with the clear details of the above-mentioned comments
- Prohibited uses – if any on edge of being Permitted or Conditional = please point these out to the commission
  - Are any in the Prohibited category that currently exist and are grandfathered in?
- Clean-up definitions – make more clear
- Planning Commission to have one more review on this document (at next meeting). Will make a recommendation to the City Council at that time.
- Planning Commission had decided not to hold a public hearing – let the City Council hold the hearing instead.

### B. Visioning Effort – pictures and illustrative graphics

**Community Development Director Jensen** mentioned he would like to see every staff member, planning commissioner and councilmember have a chance to contribute at least one of their own pictures to be included in the comprehensive plan update.

Changes the Planning Commission suggested:

- Commissioner Cruger to change colors on first train graphic (outlined in two shades of greens) to show a log (brown) behind it
- Change 2023 to 2024 on the title of “2023 Granite Falls History”
- Historic photos to be made more definition/clearer/sharper – add black line border around each picture (play with graphics)

### C. March 8, 2023 Council-Planning Commission Joint Workshop

**Community Development Director Jensen** mentioned the goal of the joint session is to get on the same page. To talk about some of the issues in the comprehensive plan (public outreach approach).

Additional discussion included:

- Missing Middle – housing information = “smaller housing”
  - Cottage housing
- Puget Sound Regional Council (PSRC) & Department of Commerce recalculating housing numbers – may change population growth target –
  - Snohomish County to get numbers from these agencies and give numbers to the City around June
- Would like to see the Planning Commission lead the joint meeting (will discuss with the mayor in advance of the meeting)

### D. UW Public Outreach Class Project Update

**Community Development Director Jensen** mentioned the University of Washington has assigned a class to work with the city to help us with public outreach. They will be helping by focusing their attention on:

- Benefits in branching out our public outreach to social media
- Will engage with City Clerk Reese as she is involved in a number of different community groups online
- Will help determine the full list of stakeholders
  - Organizations
    - Churches
    - Youth Organizations
    - Senior based groups
    - Historical Society
    - Any additional groups interested
  - Interested parties
- School will have something back in March
  - Group will come present to the Planning Commission or City Council

Western Washington University planning program has also reached out to the city.

- Will be using a student for internships (spring quarter)
- If all goes well, we can retain him for summertime pay
- Will use the student to do a land use survey of all land uses in the city at least the commercial/non-residential core.
- Help city with doing research on “Climate Pledge”

## 7. CURRENT BUSINESS

There are no Current Business items scheduled for this agenda.

## 8. REPORTS:

**Community Development** recent work included:

- Received resubmittal package for gas station plans for 805 W. Stanley as well as McDaniel's Do-It Center Hardware at 407 Jordan Rd.
- Working on a feasibility analysis with a consultant to look at the Mountain Loop Sub-Area Neighborhood
- SEPA Determination has been issued on the Land Use Matrix Table
- W. Galena St. SEPA has now finally closed (comment period over – comments received)
  - Looking to put it out for bid as soon as final design is completed
- Attended a number of state and county webinars regarding everything growth management
- At joint workshop – if time allows, have a conversation about the Galena St. Extension will likely effect interest in doing commercial development along Galena.

### 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:

**Commissioner Cruger** mentioned he heard from his financial advisor that Granite Falls is the only place to go for passports.

**Commissioner Marsh** mentioned he wrote to Councilman Nate Nehring regarding Bridge 102. He thanked Marsh for reaching out and agrees with saving the bridge. He will check in with the public works department on the issue.

## 10. ADJOURNMENT:

**Commissioner Cruger** adjourned the meeting.

## **Land Use Matrix Table**



# Memo

To: Planning Commission  
From: Eric Jensen, Community Development Director  
CC: City Manager Brent Kirk  
City Clerk Darla Reese  
Date: March 6, 2022  
Re: **Community Development Report to Planning Commission**

---

Hi folks. With our upcoming meeting on Tuesday the 14<sup>th</sup>, I want to give you an update on the progress made to formulate clear, concise land use tables in a new matrix format for Municipal Code (GFMC) Title 19.

Currently, I am facing challenges with this effort as the GFMC is not internally consistent between the Chapters 19.06 (*Zoning*) and 19.02 (*Definitions*). For example, there are land uses included in the definitions section but not itemized in the zoning chapter.

In addition, I am attempting to add new land use types to the matrix table to achieve a more complete set of standards for the uses. And that requires its own set of definitions. Ultimately, decisions need to be made to retain/add/delete which land uses and their corresponding definitions to include on the preferred list to forward in recommendation to the Council. I see Tuesday as a working meeting and healthy discussion for us to arrive at this goal and I will bring my recommended set of uses and definitions for you to consider.

I am attaching two of the five draft matrix tables (Commercial and Residential) to show as an example of how these uses can be presented in a more reader friendly format. This approach breaks out the uses by type and is color coded to represent *permitted*, *conditional* and *prohibited* activities in each particular zoning district. While this better visual approach will be used in public facing circumstances such as paper handouts, the City's webpage, and our permitting software, the codified municipal code as found in Code Publishing would remain as simple text style.





## RESIDENTIAL

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
Accessory Dwelling Unit	P	P	P	X	C	X	X	X	X	X
Adult Family Home	P	P	P	P	P	X	X	X	X	X
Boarding House	X	P	P	P	P	X	X	X	X	X
Convalescent home	X	X	X	P	P	C	X	X	X	X
Courtyard Apartments	X	X	X	P	P	X	X	X	X	X
Duplex*	X	P	P	X	X	X	X	X	X	X
Dwelling, multiple-family	X	X	X	P	C	X	C	X	X	X
Dwelling, single family	P	P	P	P	P	X	X	X	X	X
Foster Home	X	P	P	P	P	X	X	X	X	X
Home-based daycare	X	C	C	C	C	X	X	X	X	X
Home occupation	C	P	P	P	P	X	X	X	X	X
Live/work units	X	X	X	C	C	P	P	X	X	X
Manufactured home	P	P	P	P	P	X	X	X	X	X
Nursing home	X	X	X	P	P	C	X	X	X	X
Permanent Supportive Housing	X	P	P	P	P	X	X	X	X	X
RVs	P	X	X	X	X	X	X	X	X	X
RV Park	P	X	X	X	X	X	X	X	X	X
Townhouse	X	X	X	P	C	X	X	X	X	X
Transitional Housing	X	P	P	P	P	X	X	X	X	X
Triplex*	X	P	X	C	P	X	X	X	X	X

\*



## COMMERCIAL

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	(L) Light Industrial	(HI) Heavy Industrial
Adult Business	X	X	X	X	X	X	P	X	X	X
Animal clinics/hospitals	X	X	X	X	X	C	P	P	X	X
Art galleries	X	X	X	X	X	P	P	P	X	X
Automobile parts sales	X	X	X	X	X	P	P	P	X	X
Automobile sales and rentals	X	X	X	X	X	X	P	P	P	X
Automobile fueling and service	X	X	X	X	X	X	P	P	P	X
Automobile fuelling and service	X	X	X	X	X	X	P	P	P	X
Banks, business and drive up banking	X	C	C	C	C	X	X	X	X	X
Bed and Breakfast	X	X	X	X	X	P	P	P	P	P
Boat sales and repair	X	X	X	X	C	P	P	P	P	X
Cabinet and furniture shops	X	X	X	X	X	P	P	P	X	X
Cafeteria or limited service restaurant	X	C	C	X	X	P	P	P	P	X
Commercial kennels and cateries	X	C	C	X	X	X	P	P	P	P
Commercial nursery/greenhouses	X	X	X	X	X	X	X	P	P	X
Convenience store	X	X	X	X	X	P	P	P	X	X
Day care center	X	C	C	C	C	P	P	X	X	X
Dog day care	X	C	C	X	X	P	P	P	X	X
Drive in espresso/coffee business	X	X	X	X	X	P	P	P	X	X
Drycleaners/Laundromats	X	X	X	X	X	P	P	P	C	X
Florists, retail	X	X	X	X	X	P	P	P	X	X
Fitness centers and workout gyms	X	X	X	X	X	P	P	P	X	X
Gambling premises	X	X	X	X	X	C	P	X	X	X

## COMMERCIAL

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	(L) Light Industrial	(HI) Heavy Industrial
Health and personal care stores	X	X	X	X	X	P	P	P	X	X
Heavy equipment rental	X	X	X	X	X	X	P	P	P	X
Hospitals	X	X	X	X	C	X	C	P	X	X
Hotels/Motels	X	X	X	X	X	P	P	X	X	X
Light equipment sales and repair	X	X	X	X	X	P	P	P	P	X
Lodge, resort and recreational facilities on parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the City's shoreline master program	C	X	X	X	X	X	X	X	X	X
Lumberyards, retail	X	X	X	X	X	X	P	P	P	P
Marijuana retailer	X	X	X	X	X	X	X	X	X	X
Medical or dental office/clinic	X	X	X	X	C	P	P	P	P	X
Microbreweries and brew pubs	X	X	X	X	X	P	P	P	P	X
Motorcycle sales and service	X	X	X	X	X	P	P	P	P	X
Museum	X	X	X	X	P	P	P	C	X	X
Nursery, indoor retail sales	X	X	X	X	X	X	P	P	P	X
Office, business or professional	X	X	X	X	C	P	P	P	X	X
Outdoor Storage and/or display	X	X	X	X	X	C	C	P	P	P
Personal service establishment	X	C	C	C	C	P	P	P	X	X
Pet shop, grooming and supplies	X	X	X	X	X	P	P	P	X	X
Private parking facility	X	X	X	P	X	P	P	P	P	P
Recreation and entertainment - indoor commercial	X	X	X	X	C	P	P	P	P	X
Recreation and entertainment - outdoor commercial	X	X	X	X	C	C	P	P	X	X

## COMMERCIAL

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	(L) Light Industrial	(HI) Heavy Industrial
Recreation vehicle sales and repair	X	X	X	X	X	X	P	P	P	X
Recycling collection station	X	X	X	X	X	X	P	P	P	X
Restaurant, full service	X	X	X	X	X	P	P	C	X	X
Retail trade - small scale (under 2,500 square foot floor area)	X	X	X	C	C	P	P	P	P	X
Retail trade - medium scale (2,500 - 20,000 square foot floor area)	X	X	X	X	X	P	P	P	P	X
Retail trade - large scale (over 20,000 square foot floor area)	X	X	X	X	X	C	P	P	X	X
Shoe repair	X	X	X	X	X	P	P	P	X	X
Stables and riding schools	X	X	X	X	X	X	X	P	X	X
Tavern and bars	X	X	X	X	X	P	P	P	X	X
Vehicle repair, major	X	X	X	X	X	X	P	P	P	P
vehicle repair, minor	X	X	X	X	C	X	P	P	P	X
Veterinary clinics	X	X	X	X	X	P	P	P	C	X
Wholesale/retail food processing facilities	X	X	X	X	X	C	P	P	P	C

**COMMERCIAL**

(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  
(L) Light Industrial  
(HI) Heavy Industrial

USE

# Reports

**City Clerk Staff Report  
March 1, 2023**

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

*The Heating and Cooling Company, LLC*  
102 W. Pilchuck St. #B  
Granite Falls, WA 98252  
Construction

*Good-To-Go Restoration, LLC*  
205 E. Stanley St. Unit 27  
Granite Falls, WA 98252  
Mold remediation in attic and crawlspaces, using a mold remediation solution

*Off Road Scout, LLC*  
17904 Maple St.  
Granite Falls, WA 98252  
Auto accessories, camping equipment

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

*Whatcom Water Heater Company (The Water Heater Company, LLC)*  
3883 Everett Lane  
Ferndale, WA 98248  
Plumbing – install, repair

*Pacific Crest Designs, LLC*  
2610-164<sup>th</sup> St. SW, Apt. A403  
Lynnwood, WA 98087  
Contractor, construction, tile setting

*Ironcore Excavating LLC*  
31722 State Route 530 NE  
Arlington, WA 98223  
Excavating-construction, demolition-construction

*Pipe Connections Plumbing LLC*  
3883 Everett Lane  
Ferndale, WA 98248  
Plumbing service for new construction, remodel, and repair service

-OVER-

***Building Permits Issued:***

*SBA Monarch Towers III, LLC f/b/o T-Mobile*      *Building Permit #2023-006*

406 N. Alder Ave.

T-Mobile replacement of a 1' MW with a 2' MW and swap out existing radios

*Thora Boede*

*Building Permit #2023-009*

913 E. Galena St.

Residential Forced Air Furnace

*Mike Messer*

*Building Permit #2023-011*

17810 Mill Valley Rd.

Residential A/C Unit