



# GRANITE FALLS WASHINGTON

GATEWAY TO THE MOUNTAIN LOOP

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**DIAL-IN CONTACT PHONE NUMBER: (US) +1(253) 215-8782/MEETING ID: 835 8017 5317**

The Granite Falls Planning Commission will hold an in-person and online meeting in the Civic Center at 7:00 PM on July 11, 2023. Information is listed above for joining the meeting by telephone. You can also join by computer at the Zoom meeting link: <https://us06web.zoom.us/j/83580175317>. Public comments may be sent by email to the City Clerk in advance of the meeting by email, in person, by phone or computer connection and are encouraged.

**CITY OF GRANITE FALLS  
PLANNING COMMISSION  
JULY 11, 2023  
7:00 PM  
MEETING AGENDA**

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES:**
  - A. Approval of June 13, 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. Code Revisions to GFMC 19.06.020 *Landscaping and Screening* and associated amendment to GFMC 19.02 *Basic Definitions*
  - B. Presentation on Permanent Supportive Housing and Transitional Housing Guidelines
  - C. Comprehensive Plan Periodic Update - Community Outreach Events and Survey Updates
  - D. Election of a Planning Commission Vice Chair
7. **CURRENT BUSINESS:**
8. **REPORTS:**
  - A. Reports

9. **CORRESPONDENCE:**

10. **ADJOURN:**

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

## **Approval of June 13, 2023 Minutes**



## PLANNING COMMISSION MEETING

JUNE 13, 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– Absent  
Commissioner Scott Morrison – Present  
Commissioner Chris Marsh – Present

#### City Staff

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

### 4. APPROVAL OF MINUTES

#### A. Approval of May 9, 2023 Special Meeting Minutes

Commissioner Marsh moved to approve the Minutes of May 9, 2023. 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 Proposed Parking Standards Code Update (UDC 19.06.050)

Community Development Director Jensen did a review of the proposed changes to the chapter as represented with a yellow highlight primarily to match what was proposed in the new land use matrix tables and the updated definitions section.

**Commissioner Marsh** moved to approve 19.06.050 loading area and off-street parking requirements with an addendum that they recommend the City to also take steps for municipal parking enhancement to make this possible. Commissioner Morrison seconded. Motion carried.

## **B. Community Survey Discussion**

**Community Development Director Jensen** revealed the new QR code and Community Survey to the Planning Commission along with review of each of the online survey questions.

Will be brought back to the Planning Commission for the October 2023 meeting for survey results.

## **C. Landscape Standards Code Update (UDC 19.06.020)**

**Community Development Director Jensen** mentioned that the Landscape Standard is the next portion of the code update that will be before the Planning Commission for the July meeting.

Discussion will be on tree protection standards, street trees, and tree distance.

# **7. CURRENT BUSINESS**

## **A. Motion to approve Land Use Code Matrix Table (UDC 19.03 Zoning Code Update) and Definitions (UDC 19.02 Code Update)**

**Community Development Director Jensen** mentioned there were changes made to the matrix.

1. Mini storage has been reinstated
2. Mixed use included in the residential table and allowed as a conditional use in the CBD zone (vertical mixed-use standard)

**Commissioner Marsh** moved to approve the Land Use Matrix Table (UDC 19.03 Zoning Code Update) and Definitions (UDC 19.02 Code Update). Commissioner Morrison seconded. Motion carried.

# **8. REPORTS:**

## **A. Reports**

**Community Development Director Jensen** discussed items in his staff report including the following:

- Community Survey (complete) going out for public release at the end of the week
- Intern Asher working on the draft for Permanent Supportive and Transitional Housing Rules (HB 1220) & Affordable Housing (July)
- New Intern Jax (will join for a few weeks in the summer)

- Comprehensive Plan Update (July) = structure of plan itself (outline)
  - Adding Historic Preservation Element
  - Parks Element
- Mid-Summer Update on Community Survey
- Planning Commission/City Council Joint Meeting in September (Missing Middle Housing = continuation of discussion)

**City Clerk Reese** mentioned the Election of a Vice Chair will be on the July Agenda.

#### **9. CORRESPONDENCE:**

**Commissioner Cruger** mentioned the Passport Office had its one-year anniversary on June 5<sup>th</sup>, and over 9,000 passports have been issued.

#### **10. ADJOURNMENT:**

**Commissioner Cruger** adjourned the meeting.

**Code Revisions to GFMC 19.06.020 *Landscaping  
and Screening* and associated amendment to  
GFMC 19.02 *Basic Definitions***



# Memo

To: City Planning Commission  
From: Eric Jensen, Community Development Director  
CC: City Manager Brent Kirk  
Date: July 6, 2023  
Re: **Community Development Report to Planning Commission**

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Attached to this memo is a proposed set of minor amendments to the Granite Falls Municipal Code (GFMC) Chapter 19.06.020 *Landscaping and Screening* section as well as Chapter 19.02 *Basic Definitions*. The purpose for these suggested changes is a result of the following factors:

- There is a need to better define the term “*Significant Tree*” to clarify what specifically, and appropriately, constitutes a significant tree. In GFMC 19.06.020, a significant tree is defined as trees “... which are over 15 inches in diameter measured at a point two feet above the existing ground.” After review of other area municipalities, the definition is quite different from Granite Falls but generally consistent among these other cities. The proposed new definition for GFMC 19.02 Basic Definitions is: “*Significant Tree*” means a healthy evergreen or deciduous tree, ten inches in diameter or greater as a single trunk, measured four feet above existing grade. The Designated Official may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain. The Designated Official may also determine a tree to be significant due to the uniqueness of the species or to protect a wildlife habitat.
- Residential street tree frontage standards are proposed for removal from the landscaping code due to difficulties in implementing this section as it relates to successful planting results, long term maintenance and viability, and inadequate application of the standard.
- Other proposed amendments relate to bringing this section up to consistency with the recent land use matrix and definitions code amendments as well as standard sizes, distances and dimensional aspects of the planting standards.



## 19.06.020 Landscaping and screening.

(A) Purpose. The purpose of this section is to establish standards for landscaping and screening, to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, lessen environmental and improve aesthetic impacts of development and to enhance the overall appearance of the city. Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be types and ultimate sizes at maturity that will not impair scenic vistas.

(B) Applicability. The standards set forth in this section shall apply to:

- (1) All uses of land which are subject to site plan or architectural design review;
- (2) The construction or location of any duplex, **triplex**, or multifamily structure of three or more attached dwelling units;
- (3) Any new subdivision or ~~manufactured/mobile home park~~;
- (4) The construction or expansion of any commercial structure or parking facility;
- (5) The construction or expansion of any industrial structure or parking facility.

(C) Landscape Plan. A plan of the proposed landscaping and screening of projects subject to this section shall be provided as part of the application and shall contain the following:

- (1) Identification of existing trees and tree canopies;
- (2) **Identification of** Significant trees and vegetation to remain;
- (3) New landscaping – location, species, diameter or size of materials using both botanical and common names. Drawings shall reflect the ultimate size of plant materials;
- (4) Identification of tree protection techniques.
- (5) Alternative Landscaping Plans. The city may authorize modification of the landscape requirements when alternative plans comply with the intent of this chapter and:
  - (a) The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this section; or

- (b) The alternative plan incorporates the increased retention of significant trees and naturally occurring undergrowth; or
- (c) The alternative plan incorporates unique, historic or architectural features such as plazas, courts, fountains, trellises, or sculptures.
- (d) The landscape plan shall be prepared by a professional landscape designer. The applicant must demonstrate expertise in landscape design in order to qualify/prepare landscape plans. This requires the submittal of a resume, and a list of recent project experience.

(D) Preservation of Significant Trees and Vegetation.

(1) The city of Granite Falls shall assume jurisdiction and implementation of the Class IV Forest Practices Act as defined by the Washington State Department of Natural Resources (DNR).

(2) All significant trees in required perimeter buffers or required setbacks pursuant to the applicable zoning district shall be retained. Retention of significant trees on the remaining portions of the site is encouraged, especially for conifers.

(3) Significant trees removed from a required perimeter buffer or a required setback pursuant to the applicable zoning district shall be replaced at a ratio of three replacement trees for every significant tree removed. Conifer replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting. The type and species of the replacement trees shall be subject to approval by the designated official.

(4) Significant trees are ~~those which are over 15 inches in diameter measured at a point two feet above the existing ground.~~ **healthy evergreen or deciduous trees, ten inches in diameter or greater as a single trunk, measured four feet above existing grade.**

(5) If the grade level adjoining a tree to be retained is altered such that the tree might be endangered, then a dry rock wall or rock well shall be constructed around the tree. The diameter of this wall or well must be approximately the diameter of the "drip line" of the tree.

(6) Impervious or compactible surfaces within the area defined by the drip line of any tree to be retained may be permitted if a qualified arborist certifies that such activities will not endanger the tree or trees.

(7) Retention of other existing vegetation that is equal to or better than available nursery stock is strongly encouraged.

(8) Areas of native vegetation designated as landscape or buffer areas shall be protected by a five-foot-wide no construction zone during construction. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation.

(E) Requirements for Residential Developments.

(1) Perimeter Areas. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways and parking and loading areas shall be landscaped. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the designated official.

~~(2) Street Frontages.~~

~~(a) All street frontages shall include street trees planted no further apart than 30 feet.~~

~~(b) If due to the required location of driveways or utilities or topography prohibits the planting of street trees 30 feet on center then the designated official may approve street trees closer than 30 feet on center or the grouping of trees on site that achieves the same total tree count as would have been achieved with trees 30 feet on center.~~

~~(c) Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the designated official.~~

(F) Requirements for Commercial and Industrial Uses.

(1) Perimeter Areas. See subsection (E)(1) of this section. **Perimeter areas not covered with buildings, driveways and parking and loading areas shall be landscaped. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall**

**be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the designated official.**

(2) Buffer Areas. Where a development subject to these standards is contiguous to a residential zoning district or areas of residential development, then the required perimeter area shall be landscaped the full width of the setback areas as follows:

(a) A solid screen of evergreen trees or shrubs; or

~~(b) A solid screen of evergreen trees and shrubs planted on an earthen berm an average of three feet high; or~~

**(b)** ~~(c)~~ A combination of trees or shrubs and fencing where the amount of fence does not exceed 50 percent of the linear distance of the buffer, planted so that the ground will be covered within three years.

(3) Areas without Setbacks.

(a) In areas where there is no required setback or where buildings are built to the property line, development subject to this chapter shall provide a street tree at an interval of one every **30** ~~20~~ feet or planter boxes at the same interval or some combination of trees and boxes, or an alternative.

(b) Street trees shall be a minimum caliper of two inches and be a species approved by the city and installed to city standards. Planter boxes shall be maintained by the property owners and shall be of a type approved by the city.

(G) Parking Lot Landscaping and Screening. The standards of this section shall apply to all public and private parking lots and parking areas providing spaces for 10 or more cars.

(1) Perimeter Landscaping. In order to soften the visual effects or separate one parking area from another or from other uses, the following standards apply:

(a) Adjacent to a street or road, the minimum width shall be 10 feet wide. On all other perimeters the depth shall be a minimum of five feet. Where parking areas are bordered by more than one street, the landscape strip shall apply to both.

(b) Visual screening through one or any combination of the following methods is required:

- (i) Planting of living ground cover as well as shrubs or trees which will form a solid vegetative screen at least three feet in height; or
- (ii) A fence or wall at least three feet high combined with low planting or wall-clinging plant materials. Materials should be complementary to building design; or
- (iii) Earth mounding or berms having a minimum height of three feet and planted with shrubs and trees.

(c) In order to protect vision clearances, areas around driveways and other access points are not required to comply with the full screening height standards. The specific horizontal distance exempt from this standard shall be 20 feet.

(2) Interior Small Parking Lot Landscaping. All parking lots that contain between 10 parking spaces and 20 parking spaces or are between 3,600 square feet and 6,000 square feet shall contain trees in interior parking landscape areas at intervals no greater than 30 feet in planting beds.

(3) Interior Medium Size Parking Lot Landscaping. All parking lots that contain 20 or more parking spaces or are between 6,000 square feet and 30,000 square feet in area shall have interior parking lot landscaping as follows:

- (a) A minimum of five square feet of landscaped area per 100 square feet of vehicle use area, or fraction thereof; and
- (b) Interior parking lot landscape areas no more than 50 feet apart.

(4) Interior Large Parking Lot Landscaping. Parking lots larger than 30,000 square feet in area shall have interior parking lot landscaping as follows:

- (a) A minimum of seven square feet of landscaped area per 100 square feet of vehicle use area or fraction thereof.
- (b) Interior parking lot landscape areas shall be no more than 50 feet apart.

(5) Vehicle Use Area. Vehicle use area shall include driveways.

(6) Minimum Area. The minimum size of individual planting areas shall be 64 square feet in order to provide a proper plant environment.

(7) Trees Required. Interior parking landscaped areas shall contain trees in compliance with the following:

(a) Trees shall only be deciduous trees approved by the designated official.

(b) Trees shall be a minimum of two-inch caliper at the time of planting.

(c) Trees are required at a ratio of at least one per 64 **100** square feet of landscaped area or fraction thereof.

(d) Trees shall have a clear trunk to a height of at least five feet above the ground.

(e) Trees shall be planted no closer than four feet from pavement edges where vehicles overhang planted areas.

(8) Shrubs and Ground Cover. Required landscaped areas remaining after tree planting shall be planted in shrubs and/or ground cover. The distribution of plants shall be adequate to ultimately achieve 75 percent ground coverage within three years after planting. Vegetation utilized in low impact development facilities shall count toward these landscaping requirements as approved by the city.

(9) Vehicle Overhang. Parked vehicles may overhang landscaped areas up to two feet by wheel stops or curbing.

(H) Deviation. The designated official can allow deviations from subsections (D) through (G) of this section to protect public safety, on-site critical areas and associated buffers and to accommodate unique or historical features of the site subject to the same number of trees and amount of landscaping being provided on or adjacent to the site as otherwise would have been provided pursuant to subsections (D) through (G) of this section without a deviation.

(I) Maintenance. Whenever landscaping is required under the provisions of this chapter, the following shall apply:

(1) Shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition during the first three years after installation **as per landscape maintenance bond requirement.**

(2) Planting beds shall not be located over impervious surfaces;

(3) All landscaped areas shall be provided with automatic irrigation systems except landscaping on a single-family lot may be irrigated with hose bibs within 75 feet of plantings;

(4) Dead or dying trees or shrubs shall be replaced immediately; and

(5) Planting areas shall be maintained free of noxious weeds and trash on a regular basis. [Ord. 974 § 9, 2019; Ord. 960 § 12 (Exh. K), 2018; Ord. 924 § 2 (Exh. A), 2017; Ord. 915 § 8 (Att. D), 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 17, 2012; Ord. 740 § 1 (Exh. A), 2007.]

**Presentation on Permanent Supportive Housing  
and Transitional Housing Guidelines**





# Memo

To: City of Granite Falls Planning Commission  
From: Asher Schoepflin  
CC: Eric Jensen  
Date: 07/05/2023  
Re: **Permanent Supportive Housing and Transitional Housing**

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## **Background Information**

The Washington State Growth Management Act was amended in 2021 by House Bill 1220 (HB 1220). HB 1220 introduced many new requirements that jurisdictions must follow. One of these requirements relates to the city's laws surrounding Permanent Supportive Housing (PSH) and Transition Housing (TH).

The primary way Granite Falls will be impacted is by having to amend zoning laws associated with affordable and emergency housing. The City can no longer prohibit permanent supportive housing or transitional housing in zones that allow residential dwellings. However, cities are allowed to set standards related to the land use codes to influence PSH and TH facilities.

PSH and TH are methods used to combat houselessness and provide people with affordable, reliable housing. They are different from emergency shelters, tent cities, and other types of walk-up housing. Residents of PSH and TH facilities are screened beforehand and have often been in the social services system for a long time. They are approved by their caseworkers and deemed capable of paying rent and following codes of conduct for their communities and housing units.

PSH provides those persons previously struggling with housing insecurity or homelessness with affordable housing. The units provide healthcare, treatment, and employment services and can accommodate various disabilities. PSH facilities do not have a time limit on how long residents can stay, while TH facilities usually have a time limit of 18 to 24 months. The purpose of TH is to help residents prepare for, and find, permanent housing. This assistance tends to be targeted towards homeless youth, veterans, and individuals with disabilities.

### **Additional Information**

Typically, the only actions required of the city is related to code amendments of the municipal code to ensure it does not prohibit PSH or TH in residential zones.

Development regulations should also be reviewed to make sure that definitions for PSH and TH are consistent with those of the county and state.

Much of Granite Falls is zoned to allow for residential dwellings, which results in a large portion of the city being eligible to house PSH and TH facilities. The wide range of residential zones in Granite Falls has the potential to result in randomly dispersed and unplanned locations of these facilities. It is important that the city be proactive by setting standards and guidelines to prevent such possible random placement of future PSH and TH facilities.

Due to recent efforts to pass relevant code provisions, the cities of Medina, Redmond, and Clyde Hill offer a solid framework from which Granite Falls can create guidelines to help guide the locations of PSH and TH within the city.

The laws surrounding PSH and TH are still relatively new for cities in Washington and there are still a lot of unknowns about these new laws. As more research is done and as more cities begin to integrate PSH and TH into their plans, new techniques, feedback, and guidance will become available. This will help to create a plan that is more refined and a better fit for Granite Falls.

### **Formal Definitions**

*Permanent Supportive Housing:* Subsidized, leased housing with no limit on length of stay, paired with on-site or off-site voluntary services designed to support a person living with a disability to be a successful tenant in a housing arrangement, improve the resident's health status, and connect residents of the housing with community-based health care, treatment, and employment services.

*Transitional Housing:* A facility that provides housing and supportive services to homeless individuals or families for up to two years and whose primary purpose is to enable homeless individuals or families to move into independent living and permanent housing.

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## Permanent Supportive Housing: One Option for Addressing Homelessness

February 13, 2020 by [Steve Butler](#)

Category: [Homelessness](#)

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*An aerial view of HopeWorks Station II in Everett. Photos provided in the blog post are courtesy of the City of Everett, unless noted otherwise.*

Affordable housing and homelessness are two of the more challenging issues facing local governments today! Finding affordable housing options for the formerly homeless *and* providing them with needed services to help them lead productive lives is a laudable yet difficult goal. Permanent supportive housing, however, is an option that may help to provide one solution.

## What is Permanent Supportive Housing?

What is permanent supportive housing (PSH) and who is it meant to serve; you may ask? The National Health Care for the Homeless Council offers the following definition:

Permanent Supportive Housing (PSH) is a model that combines low-barrier affordable housing, health care, and supportive services to help individuals and families lead more stable lives. PSH typically targets people who are homeless or otherwise unstably housed, experience multiple barriers to housing, and are unable to maintain housing stability without supportive services.

Washington State law ([RCW 36.70A.030](#)) defines PSH as:

...subsidized, leased housing with no limit on length of stay, paired with on-site or off-site voluntary services designed to support a person living with a disability to be a successful tenant in a housing arrangement, improve the resident's health status, and connect residents of the housing with community-based health care, treatment, and employment services.

Permanent supportive housing is different from an emergency shelter, tent city, tiny home village, or some other type of temporary/transitional housing for the homeless in that PSH is meant to be a permanent form of housing.

## Where Is PSH Allowed?

A bill from the 2019 legislative session was recently signed into law ([RCW 35.21.689](#)) that states: "A city may not prohibit permanent supportive housing in areas where multi-family housing is permitted." In other words, your local zoning/development regulations should contain provisions that deal with PSH in a manner that complies with this new state law.

Several cities already have "supportive housing" as an identified land use in their zoning codes, such as [Mount Vernon](#) and [Auburn](#). Other cities, such as Everett, include it within their definition of multi-family housing.

## Who Typically Develops This Type of Housing?

Developers of permanent supportive housing projects are often private nonprofit organizations, but these groups usually partner with one or more public entities to accomplish the task. Financing for this type of housing is typically challenging because funding usually needs to come from many different sources; for

example, Everett's multi-source financial assistance is described later in this blog post. Even if a community cannot provide any direct financial help, other incentives and non-monetary programs (such as impact fee waivers and expedited permit review) could be provided for PSH. If you haven't already done so, please be sure to amend your development regulations to accommodate this type of land use.

### Case Study: HopeWorks Station II, Everett

[HopeWorks Station II](#), a four-story, multi-use, 65-unit development located in Everett, is the case study for this blog post. The project serves low-income and formerly homeless individuals and families. The housing component consists of 28 studios, 27 one-bedrooms, and 10 two-bedrooms. This PSH was developed by Housing Hope Properties and HopeWorks Social Enterprise and opened its doors to residents in the fall of 2019.



*HopeWorks Station II, street view*

This supportive housing development provides both on-site and off-site supportive services, such as programs that serve youth and veterans, and a "family treatment court." It also offers an on-site Workforce Development Center, which is complemented by an on-site coffee shop/restaurant, furniture retail shop, and offices for a landscaping business. The concept is that residents of HopeWorks Station II will be able to acquire on-the-job skills by working at one of the onsite businesses.

HopeWorks Station II was designed to be a very energy-efficient building and participated in the [Living Building Challenge Affordable Housing Pilot Program](#). The project developer's ambitious goal was to go beyond a "net zero" energy consumption level and actually generate 5% more energy than the building consumes.





*The rooftop of HopeWorks Station with solar panels*

The City of Everett was an active partner in developing this permanent supportive housing project, both financially and from a regulatory perspective. For the HopeWorks Station II project, the City of Everett provided direct financial assistance, with \$200,000 in city general fund monies (for the Workforce Development Center), federal HOME funding (\$500,000), Affordable Housing Trust funds (\$220,000), federal Community Development Block Grant funds for design (\$158,000), and a reduced impact fee payment. Other financial partners include the Everett Housing Authority.

In response to serious interest from local nonprofit housing developers, of which HopeWorks Housing II was one proposal, the City of Everett also amended its development regulations to make it more hospitable to PSH. The city recently revised those regulations so that permanent supportive housing is just viewed as another type of multi-family housing allowed in multi-family and mixed-use zones.



*Interior courtyards of HopeWorks Station II. Photo courtesy of the author.*

## Conclusion

Homelessness is not just a housing problem. Most communities recognize that homeless people need both housing and related social services. Permanent supportive housing is not a new concept, but the rate of construction of new facilities has not been enough to meet the need. This fact is likely one reason why state law now requires permanent supportive housing to be allowed in all multi-family zones.

While not every community will be able to provide the same level of support as Everett, crafting an approach to permanent supportive housing that meets local needs is something that should be considered by Washington's local governments.

*MRSC is a private nonprofit organization serving local governments in Washington State. Eligible government agencies in Washington State may use our free, one-on-one [Ask MRSC service](#) to get answers to legal, policy, or financial questions.*



### About Steve Butler

Steve joined MRSC in February 2015. He has been involved in most aspects of community planning for over 30 years, both in the public and private sectors. He received a B.A. from St. Lawrence University (Canton, New York) and a M.S. in Urban and Regional Planning from the University of Wisconsin-Madison. Steve has served as president of statewide planning associations in both Washington and Maine, and was elected to the American Institute of Certified Planner's College of Fellows in 2008.

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**Comprehensive Plan Periodic Update - Community  
Outreach Events and Survey Updates**

# Memo

To: City Planning Commission  
From: Eric Jensen, Community Development Director  
CC: City Manager Brent Kirk  
Date: July 6, 2023  
Re: **Community Development Report to Planning Commission**

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Hi all. Here is a summary of some recent activity in Community Development and a brief update for community outreach on the comp plan work:

- Staff has now completed mandatory reports for compliance to the WA Dept of Commerce GMA grant funding for the Comprehensive Plan update. Material includes a Periodic Update, Existing Conditions report, Policy gap analysis and update Public Participation plan (among other additional tasks).
- Proposed minor code amendments to the Unified Development Code Chapter 19.06.020 Landscaping and Screening have been developed for general update and improvement and is on your agenda for Tuesday.
- We are preparing a WA State Parks grant application for assisting municipalities with deferred maintenance needs. With the staff decision to specifically proceed with pursuing grant funds for a new bulldozer, the next step is to procure accurate cost estimates to determine the exact cost request for the application. The due date is July 31<sup>st</sup>.
- The community survey remains open to the public for participation and feedback. Our approach includes an effort to attend City and Chamber sponsored events such as Farmers markets, Show and Shine, National Night Out etc. to spread the word about the survey as well as encourage attendance at autumn public meetings for discussing the comp plan update process. We will also be directly engaging with identified stakeholder groups for the next two-three months to collect their specific input. The link to complete the survey is: [City of Granite Falls Community Survey](#)

## Reports

## City Clerk Staff Report June 21, 2023

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

*Svyatogor Trucking (Kulikov, Vladimir I)*  
717B Leola Lane  
Granite Falls, WA 98252  
Delivery

*Molly's Badass Creations (Reeve, Molly Ann)*  
406 E. Pioneer St., Apt. 1  
Granite Falls, WA 98252  
Farmers Market

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

*Ogden Electric LLC*  
5046-85<sup>th</sup> Ave. NE  
Marysville, WA 98270  
Electrician

*Precision Air HVAC LLC*  
3425-219<sup>th</sup> Ave. SE  
Snohomish, WA 98290  
Heating, ventilation and air conditioning, HVAC

*Preferred Home Improvement LLC*  
1901 Main St.  
Lake Stevens, WA 98258  
Remodeling services for clients of property management entity

### **Building Permits Issued:**

*Omer Khadim*  
17907 Mill Valley Rd.  
Residential A/C Unit

*Building Permit #2023-036*

*Josh Walls*  
311 E. Stanley St.  
Residential Heat Pump

*Building Permit #2023-038*

*Darlene Bridgman*  
409 S. Cascade Ave.  
Residential Single-Zone Ductless Heat Pump

*Building Permit #2023-040*

## City Clerk Staff Report July 5, 2023

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

*Terra Consulting Group, LLC*  
17804 Mill Valley Rd.  
Granite Falls, WA 98252  
Consultant, consulting services, project management consultant

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

*Polk Mechanical LLC*  
5016-83<sup>rd</sup> Ave. NE  
Marysville, WA 98270  
HVAC Service

*Brinton Business Ventures, Inc.*  
1217 SW 7<sup>th</sup> St., Ste. 110  
Renton, WA 98057  
Corporate office for my business

*Pacific Mobile Structures, Inc.*  
1554 Bishop Rd.  
Chehalis, WA 98532

*PNW Legacy Fencing, LLC*  
2624-107<sup>th</sup> Dr. NE  
Lake Stevens, WA 98258  
Construction

*Aspira Concrete Solutions, LLC*  
6501-117<sup>th</sup> Ave. NE  
Lake Stevens, WA 98258  
Concrete-install, specialty contractor

*King Plumbing, LLC*  
120-161<sup>st</sup> St. SE  
Bothell, WA 98012  
Repair plumbing issues on homeowners plumbing systems

*Bear Creek Tree Works LLC*  
625 SW Lake Roesiger Rd.  
Granite Falls, WA 98252  
Tree removal/trimming, stump grinding

-OVER-

*West Coast Metal Buildings, Inc.*

5232 Salem Dallas Hwy. NW

Salem, OR 97304

Specialty contractor installing metal buildings, garages, sheds, custom buildings

*Paradise Land Solutions LLC*

14931-62<sup>nd</sup> PL NE

Lake Stevens, WA 98258

Land clearing

*WSB Sheet Metal Co.*

14701 Main St. NE, Ste. C-3

Duvall, WA 98019

Sheet metal design & fab

**Building Permits Issued:**

*Stacy Harrington*

116 N. Bogart Ave.

Residential Forced Air Furnace & A/C Unit

*Building Permit #2023-041*

*Tyler Clements*

17703 Oak St.

Residential A/C Unit

*Building Permit #2023-042*

*Patricia Miller*

9617 Hawkins Ave.

Residential A/C Unit

*Building Permit #2023-044*