

**DIAL-IN CONTACT PHONE NUMBER: (US) +1(253) 215-8782/MEETING ID: 833 0938 2720**

The Granite Falls Planning Commission will hold an in-person and online meeting in the Civic Center at 7:00 PM on October 10, 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/83309382720>. Public comments may be sent to the City Clerk in advance of the meeting via email, by phone, in person at the meeting or computer connection and are encouraged.

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

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES:**
  - A. Approval of September 21, 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. Sign Code Amendment (Freestanding Pole Signs)**
  - B. Preliminary Community Survey Results**
- 7. CURRENT BUSINESS:**
  - A. RV Parks Code Amendment**
  - B. Joint City Council/Planning Commission Workshop Preparation and Issues**
- 8. REPORTS:**
  - A. City Clerk Report**
- 9. CORRESPONDENCE:**
- 10. ADJOURN:**

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

## **Approval of September 21, 2023 Minutes**



**GRANITE FALLS**

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**PLANNING COMMISSION MEETING**

**SEPTEMBER 21, 2023**

**7:00 PM**

**MINUTES**

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

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

**2. FLAG SALUTE:**

**Commissioner Marsh** 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  
Commissioner Jude Anderson - Present

City Staff

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

**4. APPROVAL OF MINUTES**

**A. Approval of July 11, 2023 Meeting Minutes**

**Commissioner Anderson** moved to approve the Minutes of July 11, 2023. Commissioner Morrison seconded. Motion carried.

**B. Approval of August 8, 2023 Meeting Minutes**

**Commissioner Morrison** moved to approve the Minutes of August 8, 2023. Commissioner Anderson 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.

**Community Development Director Jensen** updated the Planning Commission on upcoming Title 19 work related to the Sign Code. This will be brought to the next meeting for discussion.

Drafts of the Comprehensive Plan chapters will be brought to the Commission before the end of the year.

## **6. NEW BUSINESS:**

### **A. Discussion of Priority Issues for November 14<sup>th</sup> City Council/Planning Commission Joint Workshop on 2024 Comprehensive Plan Periodic Update**

**Community Development Director Jensen** asked which subjects would benefit the most in the joint City Council/Planning Commission meeting. After discussion, they agreed on the following items:

- Accommodate Growth = plan for and make environment more attractive
- New Galena St. = No Sidewalks
- Galena St. & S. Granite Ave. = change stop bar direction?
- Round-A-Bouts
- Accessory Dwelling Units (ADU's)
- Parks Element
  - Parks funding, impact fees, parks plan
  - Event center, horses, motocross track, etc.

### **B. Proposed Amendment to Granite Falls Municipal Code (GFMC) Title 19 regarding RV Parks**

**Community Development Director Jensen** discussed possibly moving this section out of the RV section of the code as a permitted use.

After discussion with the Planning Commission and their concerns over this being considered affordable housing and the impacts to mitigating the loss, Community Development Director Jensen will get more information and bring back the item with further analysis on how other jurisdictions are dealing with these issues.

## **7. CURRENT BUSINESS**

### **A. Proposed action for Permanent Supportive Housing and Transitional Housing Code Amendment to Granite Falls Municipal Code (GFMC) Title 19**

**Community Development Director Jensen** brought back items that were discussed at the last meeting:

❖ ***“If management failed, what would happen to the housing?”***

**Community Development Director Jensen** stated there is no rules in place or allowance on conditional approvals for failure of housing. It needs to be treated fairly as an apartment complex, boarding house or adult care facility.

❖ ***“Housing above commercial in vertical mixed-use scenarios”***

**Community Development Director Jensen** mentioned this could be allowed and would fit in quite well. His recommendation is to ensure the mixed-use zone currently in place would welcome these housing in programmed spaces.

**Commissioner Morrison** moved to recommend moving this forward to the City Council as written. Commissioner Cruger seconded. Motion carried.

**8. REPORTS:**

**A. Staff Reports**

No one had any questions on the Community Development Director or City Clerks reports.

**9. CORRESPONDENCE:**

There were no correspondence items to share.

**10. ADJOURNMENT:**

**Commissioner Cruger** adjourned the meeting.

## **Sign Code Amendment (Freestanding Pole Signs)**

# Memo

To: City of Granite Falls Planning Commission  
From: Eric Jensen, Community Development Director  
CC: Brent Kirk, City Manager  
Date: October 9, 2023  
Re: **RV Parks**

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Commissioners,

The purpose of this memo is to follow up on the proposal to consider the amendment to the Granite Falls Municipal Code (GFMC) for removal of *freestanding signs* as an allowed sign type in the City.

As discussed at your last meeting, my intent here is to recognize that within the commercial and industrial areas of the City, traffic speeds and the transportation Level of Service are low enough to not need tall, ugly, freestanding pole signs. While these types of signs may appropriately populate busy arterial roadways like Evergreen Way in Everett, Aurora Avenue in Seattle and Pacific Highway South in Federal Way, our low-speed limits allow all travelers to easily notice well located monument signs at the front of commercial and industrial properties along Stanley Street and Alder Avenue.

It is my recommendation to prohibit freestanding pole signs and rely upon attractive, architecturally detailed monument signs instead.

Here follows are the affected GFMC sections proposed to be deleted as represented by ~~strike through~~ and those to be added as presented by **blue font** bold. Curiously enough, freestanding signs aren't currently included in the GFMC 19.02 Basic Definitions section.

## Granite Falls Municipal Code Chapter 19.02

### BASIC DEFINITIONS

#### 19.02.130 M.

**“Monument sign” means a ground-mounted, fixed sign having a low profile with no open space between the ground and the sign and having a base structure constructed of masonry, wood, or materials similar in appearance.**

## Granite Falls Municipal Code Chapter 19.06

### DEVELOPMENT STANDARDS

#### 19.06.040 Sign regulations.

(A) Purpose. Our sign code is our “Guidebook to Success in Visual Communication” in Granite Falls. It is designed to maximize our effectiveness, efficiency, and consistency in:

- (1) Informing or reminding visitors and residents of available goods, services, and events of which they may have been unaware;
- (2) Guiding them physically to the appropriate location(s);
- (3) Maintaining an aesthetic appearance and style in concert with the cohesive public image the city is striving to portray.

We encourage creativity and diversity in “on-premises” signs, and regulate them only insofar as they must fit the scale and character of the business they serve.

(B) Intent. The intent of this section is to regulate the number, size, location, height, illumination, character, and other pertinent features of signs, in order to provide adequate identification and advertising for business, and access to advertising signage in a manner that will promote fair economic competition and at the same time protect the public health, safety, and welfare of the city.

(C) General. This section shall govern all regulations not identified in subsequent sections.



(1) All signage used per site or tenant shall be counted towards the total allowed for the site or tenant maximum unless otherwise exempted.

(2) Wall Sign Location. No wall sign shall project more than 18 inches from the wall of a building, nor extend above the eave or deck line of the building upon which it is located; except those located upon parapet walls, wherein they may be located above the deck line but not above the height of the parapet wall.

(D) Residential. This subsection shall govern signage in the riverfront residential (R-2.3), residential 9,600 (R-9,600), residential 7,200 (R-7,200), downtown residential (DT-2,500), and multiple residential (MR) residential zoning districts.

(1) Address signs must comply with the fire and postal code requirements and shall not count towards the maximum number or size requirements.

(2) One of the following is allowed for each multifamily development of six or more units:

(a) ~~Freestanding~~ **Monument** Signs. Applicable to multifamily properties containing six or more dwelling units, identifying the name of the development.

(i) Size. Surface area shall not exceed 32 square feet per face.

(ii) Location. Subdivision and/or multifamily complex identification signs are to be located at the public entrance from a right-of-way.

(iii) Setback. Setback to be a five-foot minimum setback from all property lines.

(iv) Height (Maximum). Shall not exceed 10 feet in height.

(v) Number Permitted. One per public entrance.

(b) Wall Signs. Applicable to multifamily properties containing four or more dwelling units. Not to include building number identification.

(i) Size. Sign surface area shall not exceed 32 square feet.

(ii) Number Permitted. One per site.

(3) Home Occupation Signs.

(a) Size. Surface area shall not exceed four square feet per face for a total of eight square feet for all signage including wall-mounted, freestanding and suspended signs.

(b) Location. Individual dwelling unit identification signs are to be located on the wall of a dwelling unit, next to the primary entrance or in the window.

(c) ~~Freestanding~~ **Monument**, applicable to single-family residential only; one sign not to exceed five feet in height, and four square feet per face. Setback shall be a minimum of five feet from all property lines.

(d) Suspended Signs. One suspended sign per residence, not to exceed four square feet per face, maximum two faces, and must comply with the height and safety requirements stated for suspended signs in subsection (H)(5) of this section.

(4) Signs, Other, Such as Would Identify a Residence or State a Point of View. Shall not include signs otherwise referenced in this section, and shall not include off-premises commercial advertising, home occupations or signs otherwise regulated or exempted by this section.

(a) Size. Shall not exceed four square feet in area per each face (maximum of two faces).

(b) Location. ~~Freestanding~~ **Monument** signs shall be located at least five feet from all property lines. Wall signs shall not be located on or above the eave line.

(5) Nonresidential Uses. Nonresidential uses permitted, conditionally permitted or accessory in residential zoning districts shall follow subsections (D)(3) and (4) of this section.

(E) Public Ownership Zone. This subsection shall govern signage in the schools, parks and miscellaneous within the public ownership zone.

(1) All residential sign users in this zoning district will follow the residential criteria of subsection (D) of this section.

(2) Signage Calculation. The lesser of one-half square foot of signage, per one lineal foot of property frontage; or one square foot of signage, per one lineal foot of building frontage.

(3) Site Signage Maximum. Not to exceed 250 square feet per site.

(4) Freestanding **Monument** Signs.

(a) Size. Surface area shall not exceed 100 square feet per sign face.

(b) Setback. Setback shall be a minimum of five feet from all property lines.

(c) Height (Maximum). Shall not exceed ~~25~~ **12** feet in height.

(d) Number Permitted. One per site, with the following exception:

(i) Parcels with more than 300 lineal feet of frontage are granted one additional freestanding **Monument** sign; provided, that they are located more than 200 lineal feet apart as measured by a straight line, not to exceed two per site.

(F) General Commercial, Industrial Retail, Light Industrial and Heavy Industrial. This subsection shall govern signage in the GC, IR, LI and HI zoning districts.

(1) All residential sign users in these zoning districts will follow the residential criteria of subsection (D) of this section.

(2) A single occupancy building within this zone, regardless of size, has the right to a minimum sign area of 40 square feet.

(3) Single Occupancy Building.

(a) Signage Calculation. Two square feet of signage per lineal foot of building frontage.

(b) Site Signage Base Maximum. Shall not exceed 250 square feet per site.

(4) Multiple Occupancy Building.

(a) Signage Calculation. Two square feet of signage per lineal foot of building frontage.

(b) Site Signage Base Maximum. Shall not exceed 250 square feet per site with the following exceptions:

(c) Signage Increase Above Base Maximum. For each additional tenant with an active business license to do business at that address, the maximum allowable signage increases an additional 32 square feet per tenant, but shall not exceed 378 square feet (multiple tenant maximum).

(i) Newly created tenant spaces shall be allowed one tenant identity wall sign located above that particular tenant's entry; shall not exceed 12 square feet.

(d) If the site has reached the multiple tenant maximum and additional tenants are added then the building is allowed directory signs in accordance with subsection (F)(4)(c)(i) of this section.

(5) Freestanding **Monument** Signs.

(a) Surface Maximum (Single Occupancy Building). Shall not exceed 100 square feet per sign face.

(b) Surface Maximum (Multiple Occupancy Building). Shall not exceed 100 square feet per sign face.

(c) Setback. Setback shall be a minimum of five feet from all property lines except where topography or nonstandard configuration of the abutting right-of-way and street improvements or other unique physical circumstances exist, the city designated official may allow a setback of less than five feet to achieve the stated purpose and intent of this section. Any sign located within five feet of a street right-of-way shall not be located so as to interfere with drivers' or others' visibility at intersections or at place of ingress or egress.

(d) Height (Maximum). Shall not exceed ~~35~~ **12** feet in height.

(e) Number Permitted. One per site, with the following exceptions:

(i) Parcels with more than 400 lineal feet of street frontage shall be granted one additional freestanding **Monument** sign; provided,

that they are located more than 200 lineal feet apart as measured by a straight line for a total of no more than two per site.

(6) Site Signage Maximum Increase. If the site is permitted one additional freestanding Monument sign, the site is granted 60 additional square feet of signage above the base or multiple tenant maximum to be applied towards a freestanding Monument sign or wall sign. Site signage shall not exceed 310 square feet for single occupancy buildings or 438 square feet for multiple occupancy buildings.

(G) Central Business District (CBD). This subsection shall govern signage in the CBD zoning district.

(1) All residential sign users in this zoning district shall follow the residential criteria of subsection (D) of this section.

(2) A single occupancy building within this zone, regardless of size, has the right to a minimum sign area of 32 square feet.

(3) Signage Calculation. Two square feet of signage per lineal foot of building frontage.

(4) Site Signage Base Maximum (Single Occupancy Building). Shall not exceed 150 square feet of signage per site.

(5) Site Signage Base Maximum (Multiple Occupancy Building). Shall not exceed 150 square feet of signage per site with the following exceptions:

(a) Signage Increase Above Base Maximum. For each additional tenant after the first tenant, the maximum allowable signage increases an additional 20 square feet per tenant; shall not exceed 230 square feet for the entire site (multiple tenant maximum).

(b) If the site has reached the base or multiple tenant maximum and if new tenant spaces are created then the building is allowed directory signs in accordance with subsections (G)(7) and (F)(4)(c)(i) of this section.

(6) Corner Lot. Parcels with frontage on two or more public rights-of-way shall be granted an additional 40 square feet of signage above the base or multiple tenant maximum.

(7) Multiple Occupancy Buildings. Multiple occupancy buildings with shared public entrances are allowed one directory sign per street frontage with a public entrance, located on the wall of the building next to the entrance. Shall not exceed six square feet in surface area. Shall not count against base or multiple tenant maximum if adhering to this provision.

(8) ~~Freestanding~~ **Monument** Signs.

(a) Surface Maximum (Single Occupancy Building). Shall not exceed 50 square feet per sign face.

(b) Surface Maximum (Multiple Occupancy Building). Shall not exceed 80 square feet per sign face.

(c) Setback. No minimum setback from property lines is required; provided, that the designated official approves visibility.

(d) Height (Maximum). Shall not exceed ~~25~~ **12** feet in height.

(e) Number Permitted. One per site, with the following exception:

(i) Parcels with more than one street frontage shall be granted one additional ~~freestanding~~ **Monument** sign; provided, that they are not located on the same frontage.

(9) If a parcel of land in the CBD is 15,000 square feet or larger and has a street frontage of 135 lineal feet or greater, then the GC signage allotment (subsection (F) of this section) applies, with the exception that ~~freestanding~~ **Monument** signs shall conform to the height limit in the CBD.

(10) Location.

(a) Sidewalks and corners at the intersection of Stanley Street and Granite Avenue shall remain clear of all signs with the exception of directional signs, maximum three and one-half square feet, displayed for same day event signs as approved by the city's designated official – see subsection (I)(4) of this section.

(b) Signs shall not be located on, or at an elevation above, the ridge of the roof or the top of the roof deck.

(c) Signs shall be positioned to complement the architecture of the building on which they are located. Signs shall not interrupt or overlap architectural features such as cornices, columns, trim and windows, excluding interior applied window signs.

(d) Signs shall not extend beyond the wall on which they are located, excluding approved projecting signs as referenced in subsection (H)(2) of this section.

(H) Sign Variations in the CBD, GC, IR, LI and HI Zones.

(1) Portable Signs. This subsection shall govern portable signage as described in the CBD, GC, IR, LI and HI zoning districts.

(a) Residential users are not allowed portable signs, including those operating with a home occupation business license.

(b) Not Permitted. Portable signs are not permitted in any zoning districts other than those listed under this subsection (H), excluding off-premises directional signs.

(c) Size. Shall not exceed two feet in width and three feet in height.

(d) Attachment. Not to be permanently affixed to the ground.

(e) Location. Shall meet the following requirements:

(i) Shall be located on the premises for which it is advertising, in the location specified under the approved permit. Not to be located in the public right-of-way. Not to be located in required parking areas, affixed to or covering required landscaping such as bushes or shrubs.

(ii) Shall not interfere with pedestrian movement, nor impede the vision or block the movement of motorists on private or public rights-of-way.

(iii) Portable signs in the central business district may be located on the public sidewalk directly in front of the sponsoring business; provided in a manner they not impede pedestrian movement. Additionally, the location requirements codified at subsection

(H)(1)(e) of this section and the permit requirements found in subsection (H)(1)(e)(viii) of this section must be satisfied.

(iv) Duration. To be displayed during business hours only.

(v) Number. One per business and a maximum three per building.

(vi) Illumination. Not permitted.

(vii) Construction. Portable signs shall be constructed of durable, rigid, all-weather materials (i.e., plywood, plastic, etc.) so as not to lose their structural integrity in inclement weather. Sign must be of a sufficient weight and stature to ensure that it will remain in place during high winds.

(viii) Owners of portable signs shall be required to keep their signs legible and well maintained.

(2) Projecting Signs. This subsection shall govern projecting signage in the CBD, GC, IR, LI, and HI zoning districts.

(a) Residential users are not allowed projecting signs, including those operating with a home occupation business license.

(b) Size. Shall not exceed five feet in horizontal projection and 20 square feet total.

(c) Clearance. Minimum nine feet of vertical clearance from grade or sidewalk.

(d) Projection from Building Wall. Shall not project more than five feet from building wall with the leading edge. Interior edge not to project more than six inches from the building wall.

(e) Projection over Right-of-Way. Only those projecting signs located in the central business district may be permitted to project into the public right-of-way, provided they meet all requirements relating to traffic, construction, safety and size.

(f) Additional Permit Requirements. When deemed necessary due to safety concerns, those projecting signs located in the central business zoning district, over the public right-of-way, shall require the applicant to



provide the city with a letter of indemnification appropriate to the city attorney, holding the city harmless for loss or injury resulting from the sign.

(3) Window Signs. This subsection shall govern window signage as described in CBD, GC, IR, LI, and HI zoning districts.

(a) Residential users are not allowed window signs for commercial purposes, including those operating with a home occupation business license.

(b) Window signs shall follow the requirements listed below and shall be considered exempt from being calculated as part of the total allotted sign area:

(i) Total area of window signage shall not exceed one-third (33 percent) of the window, as measured as the length times the width of the windowpane.

(ii) Window signage area may not be transferred from one window to another.

(iii) Glass doors should not exceed 20 percent coverage.

(c) Lighted window signs are allowed in all zones, except any residential zone, including those operating with a home occupation business license.

(d) Electronic window signs, open/closed signs, and business identification and product services signs are allowed to be on 24 hours a day.

(e) Number Permitted. A total of three lighted signs, one open/closed/hours plus two lighted signs identifying the business, service or products, shall be the maximum allowed, per tenant space, otherwise as may be permitted by this code.

(f) Size Allowed. Any lighted window signs including electronic signs are allowed three square feet each and are not counted toward total signage allowed.

(4) Roof Signs. This subsection shall govern roof signage as described in CBD, GC, IR, LI, and HI zoning districts.

(a) Residential users are not allowed roof signs, including those operating with a home occupation business license.

(b) Size. Roof signs shall not exceed 20 square feet in surface area or four feet in height per tenant.

(c) Location. Roof signs shall be located on or above the eave or deck of the roof.

(d) Attachment. Signs shall be installed in such a manner that there are no visible angle iron supports, guy wires, braces, or secondary supports. Signs shall appear to be an architectural or integral part of the roof.

(e) The total, cumulative area of roof signs shall be counted as part of the base or multiple tenant maximum.

(5) Suspended Signs. This subsection shall govern suspended signage as described in CBD, GC, IR, LI, and HI zoning districts.

(a) Residential users for suspended signs, refer to residential signage in subsection (D) of this section.

(b) Size. Shall not exceed 10 square feet in surface area.

(c) Clearance. Minimum nine feet of vertical clearance from grade or sidewalk. Sign shall not be suspended more than one foot below the attachment point.

(d) Location over Public Sidewalk. Only those suspended signs located in the central business district may be permitted to suspend over the public sidewalk, provided they meet all requirements relating to traffic, construction, safety and size and are attached to an approved awning, canopy, marquee or porte cochere.

(e) Additional Permit Requirements. When deemed necessary due to safety concerns, those suspended signs located in the central business district, over the public right-of-way, shall require the applicant to provide the city with a letter of indemnification appropriate to the city

attorney, holding the city harmless for loss or injury resulting from the sign.

(6) Banner Signs.

(a) Size. Shall not exceed the lesser of 20 percent of the area of the wall face to which it is attached, or 75 square feet in area, as measuring the extreme edges of the banner.

(b) Location. Shall be located completely on the wall of the building or leased space of the sponsoring business. Not to be located in required parking areas, upon poles, other constructed frame, affixed to or covering required landscaping, utility poles or vehicles.

(c) Attachment. Shall be affixed so as not to fall in high winds or storm events.

(d) Maintenance. Shall remain legible, and be well maintained.

(e) Duration. Shall be limited to 90 days total per calendar year per site, regardless of alternating banners. To be used in increments up to 15 days. Signs announcing the opening or closing or relocation of a business shall be permitted for 60 days from issuance of a business license, without being counted against the standard annual duration permitted. Upon removal, a banner may not be re-erected for duration equal to the time it was displayed.

(f) Number Permitted. One banner per wall or frontage, not to exceed two per building.

(g) Permit Requirements. A permit shall be issued with the applicant notifying the city of the proposed date(s) and location for the display of the banner(s).

(h) Not Permitted. Residential users are not allowed banner signs, including those operating with a home occupation business license.

(i) The use of banners as a primary business sign is prohibited.

(7) Air-Supported Structures, Inflatable Objects, Kites and Searchlights.

(a) Size, Height, and Illumination. Shall adhere to all applicable city, state and federal requirements relating to public safety, air and vehicular traffic control and the like. Kites and inflatable objects such as balloons shall not be operated more than 150 feet from the grade of the earth beneath the point of attachment, without written waivers from the Federal Aviation Administration.

(b) Location. Shall be located on the premises for which it is advertising, in the location specified under the approved permit. Not to be located in the public right-of-way. Shall not be located in required landscaping or parking areas. Shall not interfere with pedestrian movement, nor impede the vision or block the movement of motorists on private or public rights-of-way.

(c) Maintenance. Must be well maintained.

(d) Duration. Shall be limited to 30 days total per calendar year per type of use, i.e., air-supported structure, inflatable object or searchlight per site, regardless of alternating banners. To be used in increments of up to 15 days. Upon removal, the structure may not be re-erected for a duration equal to the time it was displayed.

(e) Number Permitted. Only one air-supported structure, inflatable object or searchlight shall be permitted individually at one time per site. Upon removal, the structure may not be re-erected for a duration equal to the time it was displayed.

(f) The beam of the searchlight shall not flash against any building or sweep an arc greater than 45 degrees from vertical.

(g) Permit Requirements. A permit shall be issued with the applicant notifying the city of the proposed date(s) and location for the display of the temporary sign(s).

(8) Changeable Message and Electronic Signs. This subsection shall govern signs on which the message can be changed, such as reader boards and electronic signs.

(a) Electronic signs located indoors and within three feet of a window are permitted in all zones except all residential zones, including those operating with a home occupation business license.

(b) Changeable message and electronic signs are allowed on all properties that do not have a principal use of single-family residential.

(c) Changeable copy areas of a sign shall be included as part of the permitted sign area.

(d) ~~Freestanding~~ Monument Changeable Message and Electronic Sign Size.

(i) The surface area of the changeable message or electronic signs shall be no more than 50 percent of the maximum sign surface area allowed for nonchangeable signs, specific to the zoning district in which it is proposed.

(ii) Motor vehicle service stations and convenience stores with gas pumps may utilize up to 20 square feet of the permitted surface area of a ~~freestanding~~ **Monument** sign for changeable prices of motor fuel only. The price display may be electronic as long as it meets the requirements of this section and does not create a traffic safety issue by glare or include blinking lights.

(iii) Movie theaters and other performance/entertainment facilities may utilize up to 80 percent of the permitted surface area of a ~~freestanding or~~ monument sign for display of names of films, plays or other performances currently showing on the site.

(e) Location.

(i) Shall be located according to the requirements for signs in the applicable zoning district in which it is proposed.

(ii) Shall be an on-premises sign, except for changeable message and electronic signs owned and operated by the fire district, school district, city or a single nonprofit organization approved by city council providing noncommercial, public service information may be off-premises signs.

(f) Wall/Building Mounted Changeable Message and Electronic Signs Size Allowed. The surface area of wall or building mounted changeable message and electronic signs shall be no larger than 33 square feet.

(g) Electronic Sign Display.

(i) Shall not change more rapidly than once every five seconds except for electronic signs which provide alternate message only as to time and temperature which may change at a rate no greater than one message every two seconds.

(ii) The display shall not appear to flash, undulate, pulse or portray explosions, fireworks, flashers or bursts of light and/or graphics and blinking or chasing lights.

(iii) The display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or otherwise portray movement or animation as it comes onto, is displayed on, or leaves the sign.

(iv) All electronic signs shall be equipped with a device that automatically dims the intensity of the lights during hours of darkness.

(h) Number Permitted.

(i) Not to exceed one changeable message or electronic sign per parcel or commercial, industrial or business complex, not in addition to the number of freestanding Monument signs permitted for the site.

(ii) Not to exceed one changeable message or electronic sign per business.

(i) Permit Requirements. Permit applications must include a copy of the manufacturer's operating manual, which includes the manufacturer's recommended standards for light levels, scrolling or traveling speed and other display operations.

(9) Given the ongoing changes in technology and materials, any sign type not included above will be addressed and reviewed by the city's designated official.

(l) Temporary Signs.

(1) Sale/Rental/Lease Signs.

(a) Residential Zones. Signs announcing the sale, rental, or lease of property located in the riverfront residential (R-2.3), residential 9,600 (R-9,600), residential 7,200 (R-7,200), downtown residential (DT-2,500) and multi-residential (MR) zoning districts shall adhere to the following requirements:

(i) Size, Height. Sign face shall not exceed three feet in width by five feet in height. Not to exceed six feet in overall height.

(ii) Location. Shall be located within the confines of the subject property.

(iii) Illumination. Not permitted.

(iv) Duration. Shall be removed no later than 10 days following the sale, rental or lease of the property or unit listed.

(v) Number Permitted. Shall not exceed one per parcel/unit.

(b) CBD, GC, IR, LI, HI Zones. Signs announcing the sale, rental, or lease of property located in the CBD, GC, IR, LI, and HI zoning districts shall adhere to the following requirements:

(i) Size, Height. Sign face shall not exceed four by eight feet. Not to exceed six feet in overall height.

(ii) Location. Shall be located within the confines of the subject property.

(iii) Illumination. Not permitted.

(iv) Duration. Shall be removed no later than 10 days following the sale, rental or lease of the property or unit listed.

(v) Number Permitted. Shall not exceed one per parcel/unit. A second real estate sign may be permitted for parcels fronting on two public streets.

(c) Off-Premises Directional. Off-premises directional signs for the announcement and direction to residential real estate open houses and garage/yard sales in the residential zoning districts and residential uses

in the public open space and limited open space zoning districts shall be permitted according to the following requirements:

(i) Size, Height. Shall not exceed six square feet in surface area. Not to exceed three feet in overall height.

(ii) Location. Shall be located no more than 25 feet in any direction from a street intersection at the curb line. Shall be located a minimum of five feet from the edge of a street intersection without a curb line. On streets containing curb, gutter and sidewalk, signs shall be located in a manner not to impede pedestrian movement.

(iii) Attachment. Not to be permanently affixed (including staking) to the ground. Not to be located on utility poles.

(iv) Illumination. Not permitted.

(v) Duration. Signs shall be erected only during daylight hours when a salesperson or duly appointed representative is on site.

(vi) Number Permitted. No more than one on-premises and five off-premises signs per open house or sale.

(vii) Construction. Signs shall be constructed of a durable, rigid, all-weather material (i.e., plywood, plastic, etc.) so as not to lose their structural integrity in inclement weather. Sign must be of a sufficient weight and stature to ensure that it will remain in place during high winds. Owners of signs shall be required to keep their signs legible and well maintained.

(2) Construction Signs. Signs identifying the architects, engineers, contractors, developers, financing institutions and other individuals or firms associated with the project are permitted according to the following requirements:

(a) Size, Location. Shall conform to the size and location regulations as set forth by zoning districts in subsection (1)(1) of this section.

(b) Illumination. Not permitted.

(c) Duration. Signs shall be permitted after the issuance of a building permit, and removed upon issuance of a certificate of occupancy from the city of Granite Falls building department.



(d) Number Permitted. No more than four per parcel in residential zoning districts, and six per parcel for all other zoning districts. Residential construction in the public ownership zoning district shall only be permitted four per parcel.

(3) Future Home or Future Use Signs. Signs identifying the proposed use on a vacant or developed parcel are permitted according to the following requirements:

(a) Size, Location. Shall conform to the size and location regulations as set forth by zoning district in subsection (l)(1) of this section. However, formal subdivisions which have preliminary plat approval may have one sign announcing the plat per public entrance, not to exceed four feet in width by eight feet in height.

(b) Illumination. Not permitted.

(c) Number Permitted. No more than one per parcel or proposed development.

(d) Duration. Shall be erected no more than 12 months before construction or intended use the announcement is describing. Shall be removed upon either of the following: the issuance of a certificate of occupancy or the completion of a permanent sign, or for residential uses, when 75 percent of the units or homes have been sold, leased or rented.

(4) Sidewalks and corners of Stanley Street and Granite Avenue shall remain clear of all signs with the exception of directional signs, maximum of three and one-half square feet, displayed for same day event signs as approved by the city's designated official.

(5) Signs Over Right-of-Way (Permit Required). Signs including banners and signs erected upon city-approved sign structures may be permitted in and/or over public right-of-way in locations approved by the city in accordance with the following requirements:

(a) Application. A city-approved application shall be submitted with the required fee as outlined in the city of Granite Falls fees resolution, no more than 90 days prior to the event date.

(b) Size. Banner signs shall be no more than 100 square feet in area– **and** ~~Freestanding signs~~ shall be no larger than eight feet by four feet. The name of the local event sponsor(s) is not to exceed 25 percent of the total sign surface.

(c) Duration. An approved sign may be erected no more than 14 days prior to the event date and remain no longer than seven days after the event.

(j) Murals. This subsection shall govern murals in all zoning districts.

(1) Permit Exemption. Murals may be painted or otherwise placed on any building or structure where permitted. However, a rendition of the mural shall be reviewed and approved by the city's designated official prior to placement, to ensure that it is not a commercial sign nor contains a commercial message.

(2) Permit Required. Murals containing a commercial sign message shall require a sign permit and shall only be allowed on premises in the CBD, GC, IR, LI, and HI zoning districts. The commercial "display area" of the mural shall be calculated against the allowed signage for the site and/or tenant.

(K) Illumination. This subsection shall govern illumination of signs where permitted in the city.

(1) The light directed upon, or internal to, any sign shall be shaded, shielded or directed so that the light intensity or glare shall not adversely affect the surrounding or facing premises, or adversely affect safe vision of operators of vehicles moving on public or private roads, highways or parking areas, or adversely affect safe vision of pedestrians on a public right-of-way. Glare and intense lighting of signs shall not shine on or directly reflect into residential structures.

(L) Exemptions. Subject to the requirements of this section, the following signs shall be exempt from all provisions of this section, except for construction, safety regulations and permitting requirements for permanent signs or where otherwise referenced in this section.

(1) Political Signs.

(a) Private Property. Not to exceed 32 square feet in area per sign. To be removed 10 days following the date of the election or item of public vote.

(b) Private Property (Campaign Headquarters). Political signs may be larger than 32 square feet; provided, that they adhere to the size requirements of the underlying zoning district in which they are located.

(c) Public Right-of-Way (Off-Premises).

(i) Size and Height. Political signs shall not exceed 32 square feet in area. No political sign may exceed six feet in height.

(ii) Location. Permits for political signs are not required. Political signs may not be placed on private property without the permission of the property owner. In parking strips and public rights-of-way where the placement of a political sign may be fairly attributed to a neighboring property owner, permission of that owner must first be obtained prior to placement. Political signs may not be located so as to impede driver vision or represent an obstruction or hazard to vehicular or pedestrian traffic. On public property, not part of the public right-of-way, relevant city departments may designate an area or areas for the placement of political signs in order to ensure that placement will not interfere with the intended use of that land.

(iii) Removal of Election Signs. Off-premises political signs shall be removed within 10 days of the date of the election to which the sign pertains. Failure to remove political signs within the time limit provided shall constitute a violation of this code and be punishable as such. In the event that city personnel are required to remove signs from public rights-of-way after expiration of the time limit for removal, all costs associated with such removal shall be the responsibility of the candidate or campaign organization for whom the sign was posted and shall be collected in addition to any other penalty applicable to failure to remove the sign.

(iv) Public Works Projects. The public works department may remove signs from public rights-of-way in order to conduct periodic maintenance activities or public works projects. Signs removed for this purpose may be picked up at City Hall. Signs not picked up after 30 days will be discarded.

(v) Removal of Signs in Disrepair. The city may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated,

obscured, dilapidated, blown down, knocked over or in any other state in which its message has ceased to be readable or legible.

(2) Public Informational Signs. Signs of a noncommercial nature and erected in the public interest, by or on the order of a city employee, such as traffic and safety advisory signs.

(3) Directional Signs for City Facilities or City-Sponsored Functions. City entrance/exit signs, memorial and historical markers.

(4) Way-Finding Sign Program Signs. Way-finding signs owned and maintained by the city may be located within and adjacent to public right-of-way within the city of Granite Falls. The signs may include gateway signs at key city entrances, directional signs for en-route guidance, and destination signs at or near a specific use. Way-finding signs are subject to a way-finding sign program and specifications approved by the Granite Falls city council.

(5) Integral Signs. Names of buildings, dates of erection, monumental citations, commemorative tablets and the like, when carved into stone, concrete or similar material made of bronze, aluminum, steel or other permanent type of construction and made an integral part of the structure, not exceeding 10 square feet in area and not projecting more than six inches from the face of the structure.

(6) Address signs meeting the requirements of applicable emergency services departments and the city engineer for adequate visibility from the right-of-way.

(7) Signs required by law.

(8) Warning signs and other on-site informational signs not to exceed four square feet in surface area.

(9) Seasonal decorations appropriate with the applicable holiday. Said decorations are to be removed 10 days following the holiday or season.

(10) The flag of governmental and public institutions.

(11) The flag of a commercial institution not advertising a product to be left loose to fly in the breeze. Not to exceed one per business and 20 square feet in surface area.

(12) Legal notices and official instruments.

(13) Decorative flags and bunting for a celebration, convention or commemoration of significance to the community located on public right-of-way, when authorized by the city council for a prescribed period of time.

(14) Signs incorporated into machinery or equipment by a manufacturer or distributor which identify or advertise only the product or service dispensed by the machine or equipment, such as signs customarily affixed to vending machines, newspaper racks, telephone booths or gasoline pumps.

(15) Advertising signs located on licensed taxicabs and buses or commercial vehicles operating during the normal course of business.

(16) Credit card or membership signs not to exceed two square feet in area, or more than two per business.

(17) A maximum of two menu boards or price lists for drive-through facilities not to exceed 24 square feet in surface area located adjacent to and oriented toward the drive-through aisle. A permit shall be required for construction purposes.

(18) Menus, not to exceed four square feet in area, mounted on the wall or window adjacent to entrances to restaurants.

(M) Prohibited Signs. The following signs are prohibited in the city of Granite Falls:

(1) Signs that contain statements, words or pictures of an obscene, indecent or immoral character such as will offend public morals or decency under the prevailing statutes or U.S. Supreme Court rulings.

(2) Signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape or color would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, color, or illumination that may be reasonably confused with or construed as or conceal a traffic control device.

(3) Signs that are of such an intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist or pedestrian using or entering the public right-of-way, or that are a nuisance or hazard to occupants of any property because of glare or other characteristics.

(4) Signs attached to public vegetation, utility poles, traffic control devices, lampposts, or city-owned structures and properties unless otherwise allowed pursuant to state or federal laws.

(5) Signs that are in violation of the building, electrical or fire codes adopted by the city.

(6) Signs on, attached to or a part of advertising vehicles.

(7) Portable reader board signs including trailer signs.

(8) Signs with visible moving, revolving or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by optical illusion, motion, electrical, electronic or mechanical means, except for traditional barber poles.

(9) Signs which are animated, or have the appearance of movement of a sign display through the use of patterns of lights, changes in color or light intensity, computerized special effects or through any other method except as permitted.

(10) Video signs visible from public right-of-way and/or adjacent properties.

(11) Signs that contain bare bulbs in excess of 165 lumens.

(12) Holographic display signs.

(13) Signs that incorporate projected images such as holographic display signs, emit any sound that is intended to attract the attention, or involve the use of live animals.

(14) Signs that emit audible sound, odor or visible matter such as smoke or steam.

(15) Off-premises signs including, but not limited to, billboards, snipe signs and those signs upon vehicles and trailers, except for those otherwise authorized by this section. This prohibition shall not apply to noncommercial signs, including but not limited to political signs or other categories of signage specifically exempted under this section.

(16) Signs that are painted, pasted, or printed on any curb, pavement or any portion of any public sidewalk or street, except house numbers and traffic control signs.

(17) Signs for which a permit has been granted under conditions with which the permitted sign does not comply.

(18) The use of banners as a primary business sign.

(19) Any other signs that are not specifically permitted or exempted by this section.

(N) Nonconforming Signs. Where a legal sign exists at the effective date of adoption of the ordinance codified in this section, that could not be constructed under the terms of this section, such sign may remain so long as the structure remains lawful and is not hazardous to public safety. Legal nonconforming signs may be repaired, so long as the repair does not result in a larger size or height, or with an increase in illumination. Repairs are limited to 50 percent of the replacement costs of the sign and shall not result in a change of material or message. Improvements beyond these thresholds or replacement of the sign requires compliance with this code.

(O) Illegal Signs. All existing illegal signs will need to be brought into conformance or removed within six months of the adoption of this section.

(P) Permits and Fees.

(1) Permits Required. It shall be unlawful for any person to erect, re-erect, construct, enlarge, display, alter or move a sign, or cause the same to be done, without first obtaining a permit for each sign from the city's designated official as required by this chapter. This section shall not be construed to require an additional permit to clean, repaint, or otherwise perform normal maintenance or repair of a permitted sign or sign structure. If, however, a sign is modified in any way, a permit is required. No permit shall be required to change the message on a changeable message and electronic sign.

(2) Permit Application Procedure. To obtain a sign permit the applicant shall file a complete application on a form provided by City Hall. Each applicant shall provide the following information:

(a) Identify and describe the sign being permitted.

(b) Describe the land where the proposed sign is to be located by legal description, street address or parcel number.

(c) Provide a site plan drawn to scale containing a north arrow, location of property line, lot dimensions, adjacent rights-of-way or access easements, location and size of existing signs, and the location of the proposed sign.

(d) Provide plans, elevations, diagrams, light intensities, structural calculations and other materials to aid in the review as required by the city's designated official.

(e) Provide a copy of an approved electrical permit when required.

(3) Fees. When a permit is required, fees shall be paid in accordance with the adopted city of Granite Falls fees resolution in effect at the time of permit submittal.

(Q) Construction, Inspection, Maintenance and Safety.

(1) Construction. All permanent signs and sign structures shall be designed and constructed in accordance with the requirements of applicable city of Granite Falls adopted codes. All signs with electric illumination shall receive a permit from the Washington State Department of Labor and Industries prior to issuance of the sign permit. All utilities, including electrical service, shall be located underground where applicable.

(2) Inspection. When a permit has been issued for a sign, the city's designated official or designee shall have right of entry to the property to inspect the sign to ensure compliance to the permit issued. It is the responsibility of the applicant or sign owner to call for all required sign inspections.

(3) Maintenance. All signs, together with their supports, braces, guys and anchors, shall be kept in good repair. The surfaces of all signs shall be kept neatly painted at all times. The ground area shall be maintained in a neat and orderly manner.

(4) Maintenance/Safety. The city's designated official or designee may order the removal of any sign on private property that is not maintained in a safe and orderly condition. The order for removal or maintenance of any sign shall be sent by the designated official or designee to the owner of the sign or property owner. The notice shall be sent by certified mail, return receipt



requested. If the action requested in the order is not taken within the specified time period, the designated official or designee may direct the sign to be removed from the premises. The owner of the sign or the property shall be charged an amount equal to the city's cost for removal of the sign, but in no event shall the fee be less than \$100.00.

(R) Administration and Enforcement.

(1) Authority. The process and requirements for administration and enforcement are defined in Chapter 19.11 GFMC, Enforcement. If the enforcement process in Chapter 19.11 GFMC, Enforcement, has been pursued to the point of fines, then the city of Granite Falls may also file criminal charges against the violator.

(2) Responsibility. The ultimate responsibility for any sign shall be borne by the legal owner of the property or business where the sign is located. The city's designated official may require, when necessary, that the property owner or agent be party to, or applicant for, a sign permit. [Ord. 1030 § 4, 2022; Ord. 915 § 4 (Att. C), 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 862 §§ 38 – 47, 2013; Ord. 829 § 2, 2012; Ord. 827 §§ 12 – 16, 2012; Ord. 790 § 1, 2009; Ord. 779 § 1, 2009; Ord. 740 § 1 (Exh. A), 2007.]

## **Preliminary Community Survey Results**

## **RV Parks Code Amendment**

# Memo

To: City of Granite Falls Planning Commission  
From: Eric Jensen, Community Development Director  
CC: Brent Kirk, City Manager  
Date: October 9, 2023  
Re: **RV Parks**

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Greetings Commissioners,

The purpose of this memo is to follow up on the question raised by the Commission regarding whether there may be any beneficial purpose in including RV Parks as a functional solution to providing affordable housing options in the City.

In a nutshell, a recreational vehicle is indeed a vehicle and generally represents opportunities for transportation of a temporary place of rest in a mobile setting. Strictly defined, it is a vehicle designed for recreational use (as in camping).

With the recognition of building good community development as part of the State's Growth Management Act, the prioritization of finding permanent home solutions takes precedent over more interim or transitory options addressing emergency housing needs. The City of Granite Falls already recognizes in its Municipal code the provision for the allowance of manufactured and mobile homes, commonly understood to provide a lower cost option for permanent living than that of traditional stick-built homes. While tiny homes and tent cities have propagated over the past few decades in more urban areas, the goal locally is to help support all residents with the opportunity to be housed in more safe and permanent structures than in vehicles originally meant for short term recreation.

In addition, I have asked Jax to research the matter further and his conclusions based on what was learned does back up my position that, while mobile home/manufactured home parks may serve to provide a more

affordable option for some residents in the City, an RV park does not adequately serve in the best interest of the community as they represent a collection of vehicles with the intent to remain in one location in excess of the 180 day rule. His memo is attached.

While it is my priority to help the community find the right housing solutions for all incomes, I do not wish to encourage short term, inadequate, and transitory living that is based on a collection of vehicles and not homes. It is my recommendation to consider removing RV Parks from the Granite Falls Municipal Code in its entirety.

# Memo

To: Eric Jensen  
From: Jax Thaxton  
Date: 10/04/2023  
Re: **RV Parks**

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## **Snohomish County Cities' Mention of RV Parks in Municipal Code**

### **Arlington:**

#### **20.40.040**

"... The following uses are specifically prohibited in all districts."

... (2.) RV Parks

... (11.) Use of travel trailers, motor homes, or any RV as a permanent residence.

#### **20.44.040**

RVs can be used as a temporary residence during emergencies, construction, or structural repairs if they are on the same property.

- Must obtain a permit.
- Permit expires within 6 months, can be extended up to 3 more with approval.

### **Monroe:**

#### **22.26.040**

RV Parks are classified as temporary lodging only (no timeframe provided in municipal code) and are allowed only in Industrial Transition zones.

### **Snohomish:**

#### **14.207.100**

RV Parks classified as "Recreational, Cultural, or Community Use" and not considered residential.

Allowed in Industrial, Airport Industrial, and Parks and Open Space zones.

#### **14.207.105**

The maximum stay for one party in an RV Park is 180 days.

14.250.120

RV Parks are prohibited on any property with shoreline frontage.

### **RV Parks as a Means of Affordable Housing Solutions**

The U.S. Department of Housing and Urban Development classifies people living in vehicles or RVs as homeless if:

- They lack amenities such as running water, electricity, and working toilets.
- The vehicle has fallen into disrepair or is unable to be maintained for financial reasons due to financial or physical limitations.
- The vehicle is consistently parked in prohibited areas or migrates between multiple prohibited areas.

According to multiple RV forums, RV rental websites, and camping forums, the average monthly cost to live in an RV park can range from \$500-\$2,000, depending on location, quality of the property, and utility usage. While comparable to monthly rent ranges for a substantial portion of the US, qualifying to get a spot in an RV park puts much less financial strain and limits on families without obstacles like security deposits, first and last month rent policies, three times rent monthly income requirements, and credit score requirements.

There are still limitations, though, most semi-permanent RV parks with service hookups require the vehicles to fall within certain age and upkeep criteria. This leaves the majority of the homeless that are in RVs in short-term camping only RV parks, which in Washington State have a maximum stay of 10 days, or just in illegal sites where they are least likely to be kicked out.

**Joint City Council/Planning Commission Workshop**  
**Preparation and Issues**



## **City Clerk Report**

## City Clerk Staff Report October 4, 2023

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

#### *The Fire Place Gurus*

9710 NE 188<sup>th</sup> St., Apt 2

Bothell, WA 98011

Heating, Ventilation and Air Conditioning, HVAC, Handyman

#### *5 Star Excavation Demo (5 Star General Contractor Corp.)*

10827-189<sup>th</sup> Ave. NE

Granite Falls, WA 98252

Construction; cleanup, contractor, demolition

#### *Lamb Renovation LLC*

610-1<sup>st</sup> St.

Snohomish, WA 98290

Real estate sales

#### *Slamdump LLC*

16414 Engebretsen Rd.

Granite Falls, WA 98252

Garbage hauling, garbage dump, garbage disposal

#### *Artistic Edge Painting LLC*

17831 Bradshaw Rd.

Mt. Vernon, WA 98273

Painting-construction

#### *Azah, Amazon (Long, Andrew)*

18217-115<sup>th</sup> St. NE

Granite Falls, WA 98252

Real estate rental-short term residential (under 30 days)

#### *Harvold Tree Service*

1916-113<sup>th</sup> Dr. SE

Lake Stevens, WA 98258

Pruning and removal of trees

#### *Coffee Tile & Marble LLC*

14701 Main St. NE, Ste. A1-B

Duvall, WA 98019

Contract and subcontract work installing tile and marble countertops, baths and flooring

-OVER-

*H&S Roofing/Waterproofing LLC*

814 S. Davies Rd.

Lake Stevens, WA 98258

Roofing, roofing inspection, water proofing-construction

**Building Permits Issued:**

*Shannon Lagerstrom*

17916 Maple St.

Residential A/C Unit

*Building Permit #2023-060*