



**CITY OF GRANITE FALLS
PLANNING COMMISSION
JANUARY 9, 2024
7:00 PM
MEETING AGENDA**

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES:**
 - A. **Approval of October 10, 2023 Minutes**
5. **PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON ACTION ITEMS**
(Speakers must sign up prior to the meeting. Individual comments will be limited to three minutes. Group comments shall be limited to five minutes.)
6. **NEW BUSINESS:**
 - A. **2024 Comprehensive Plan Periodic Update Proposed schedule**
 - B. **Capital Facilities and Park Facilities: 6-year Capital Improvement Plan discussion**
7. **CURRENT BUSINESS:**
8. **REPORTS:**
 - A. **City Clerk Report**
9. **CORRESPONDENCE:**
10. **ADJOURN:**

Notice-All Proceedings of this meeting are sound recorded.

Approval of October 10, 2023 Minutes



PLANNING COMMISSION MEETING

OCTOBER 10, 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 September 21, 2023 Meeting Minutes

Commissioner Anderson moved to approve the Minutes of September 21, 2023 with closure changed to reflect Commissioner Marsh closed the meeting not Commissioner Cruger. 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. Sign Code Amendment (Freestanding Pole Signs)

Community Development Director Jensen discussed the following recommended change on the sign code:

Replace all Granite Falls Municipal Code (GFMC) provisions allowing freestanding signs with monument signage standards. This includes citations found in GFMC 19.06.040.D.2(a), .3(a), .3(c), and .4(b)

- 19.06.040.E.4(d)i
- 19.06.040.F.5(e) i, and .6
- 19.06.040.G.8(e) i, and .9
- 19.06.040.H.8(d)ii, iii, and (h)i
- 19.06.040.I.5(b)

Commissioner Anderson moved to recommend to approve. Commissioner Morrison seconded. Motion carried.

B. Preliminary Community Survey Results

Community Development Director Jensen reviewed the preliminary survey results with the planning commission. He is still waiting for some additional surveys to be submitted before finalizing and giving a summary report.

7. CURRENT BUSINESS

A. RV Parks Code Amendment

Commissioner Marsh moved to forward this onto the city council to remove Recreational RV Parks from the code. Commissioner Morrison seconded. Motion carried 3-0.

B. Joint City Council/Planning Commission Workshop Preparation and Issues

Three topics of discussion over a series of two to three joint workshops with the city council and planning commission:

- Housing
- Galena St.
- Public Parks/City owned properties

Commissioner Cruger to attend next week's city council meeting to discuss planning commission's views/order of discussion items.

8. REPORTS:

A. Staff Reports

Commissioner Cruger asked about slam dunk business and if anyone has heard or used them before.

9. CORRESPONDENCE:

Commissioner Marsh mentioned a discussion on “grizzly bears” is forthcoming to the city. It is currently a topic of discussion in Darrington.

10. ADJOURNMENT:

Commissioner Marsh adjourned the meeting.

DRAFT

2024 Comprehensive Plan Periodic Update

Proposed schedule



Memo

To: Planning Commission
From: Eric Jensen, Community Development Director
CC: City Manager Brent Kirk
Date: December 28, 2023
Re: **Comprehensive Plan Review schedule for Planning Commission**

Here is a proposed schedule of actions, including Planning Commission review, for all components of the 2024 Comprehensive Plan Periodic Update.

Please note – for those plan components listed under “*review*”, you will be scheduled to review such identified drafts at that month’s regular PC meeting. For those listed as “*received*”, you will be receiving the draft for those plan components at that month’s regular meeting in advance of reviewing these drafts at the following regular meeting the next month.

January 2024

- Planning Commission review of:
 - Plan cover, Acknowledgement/credit pages, Table of Contents, Plan Introduction sections
 - Draft Historic Preservation Element draft
 - Natural Features Element draft
- Planning Commission receipt of
 - Transportation Element draft
 - Capital Facilities Element draft
 - Parks, Recreation and Open Space Element draft

January 10th – 7:00 pm

Council/Planning Commission Joint Workshop for Missing Middle Housing

February 2024

- Planning Commission review of:
 - Transportation Element draft
 - Capital Facilities Element draft
 - Parks, Recreation and Open Space Element draft
- Planning Commission receipt of:
 - Land Use Element draft
 - Housing Element draft

March 2024

- Planning Commission review of:
 - Land Use Element draft
 - Housing Element draft
- Planning Commission receipt of:
 - Draft *development regulation amendments* deriving from Comp Plan update

Late March/Early April – date TBD:

Community Public Open House to review Comprehensive Plan Periodic Update draft

April 2024

- Planning Commission review of:
 - Draft *development regulation amendments* deriving from Comp Plan update
- Planning Commission public hearing for:
 - *Comp. Plan Periodic Update full draft*
- City Council receipt of full *Draft Comprehensive Plan*
- Issuance of SEPA Determination for *Comp. Plan Periodic Update*

- Public distribution of draft *Comp. Plan Periodic Update* (County, agencies)

May 2024

- City Council public hearing for *Comp. Plan Periodic Update full draft*
- Planning Commission receipt of *Critical Areas Ordinance amendment*

June 2024

- City Council public hearing for *Comp. Plan development regulation amendments*
- Submit proposed *Comp. Plan Periodic Update* to WA Commerce and PSRC
- Planning Commission review and public hearing of *Critical Areas Ordinance*

July 2024

- City Council review and public hearing of *Critical Areas Ordinance amendment*
- City Council adoption of *Comp. Plan development regulation amendments*

August 2024

- City Council adoption of *Critical Areas Ordinance amendment*

September 2024

- City Council adoption of *Final Comprehensive Plan Periodic Update*

**Capital Facilities and Park Facilities: 6-year Capital
Improvement Plan discussion**



Memo

To: City of Granite Falls Planning Commission
From: Eric Jensen, Community Development Director
CC: Brent Kirk, City Manager
Date: January 5, 2024
Re: **Capital Facilities and Parks Facilities and the 6-Year CIP**

Greetings Commissioners,

At a staff meeting yesterday with the City Manager and Mayor discussing what Capital Facilities and Park facility projects to consider for inclusion into the upcoming 6-year Capital Improvement Plan and 20-year Comprehensive Plan Periodic Update, I was asked to bring a draft list to you folks soon for your discussion and recommendation to then be shared with the Council thereafter.

The intent here is to gather your feedback and let the Council conduct an early review of the draft 6-year CIP list before I proceed further to complete the full draft chapter of the Capital Facilities Element to the Comp Plan.

As such, I will prepare this draft CIP list, meet with Public Works Operations Manager Charles White for his input and bring it to you on Tuesday evening. This action does of course affect the proposed 2024 comp plan review schedule memo I recently sent you all, but we can discuss what changes will occur as a result.

City Clerk Report

City Clerk Staff Report

January 3, 2024

Business Licenses (outside City):

Northwest Construction, Inc.
2353-130th Ave. NE, Ste. 100
Bellevue, WA 98005
Construction truck/trailer re-sale – naics code 423110

Waite's Excavating, LLC
13069 Buchanan Lane
Mount Vernon, WA 98273
Excavating service

Lacasse Plumbing LLC
916-1st St.
Sultan, WA 98294
Plumbing-install, repair

Cimplifi, LLC
210-6th Ave., Ste 3100
Pittsburgh, PA 15222
Professional services including ediscovery and legal staffing

Building Permits Issued:

Larry Younger
120 Tompkins PL
Residential hot water heater replacement

Building Permit #2023-081

Bryan Bechler
201 E. Alpine St.
Residential Forced Air Furnace & A/C Unit

Building Permit #2023-082

City Clerk Staff Report December 20, 2023

Business Licenses (inside City):

Sober Tech LLC
10311 Suncrest Blvd. Lowr
Granite Falls, WA 98252
Mobil installation of breathalyzer

PNW Clinical Research Consultants LLC
408 Paradise Lane
Granite Falls, WA 98252
Consulting services to medical facilities that conduct clinical research. Manages clinical trials

Granite Falls Market & Gas (H&H Granite Falls LLC)
805 W. Stanley St.
Granite Falls, WA 98252
Convenience store, lottery retailer, restaurant, vapor product retailer, cigarette retailer

Business Licenses (outside City):

SAK Builders, Inc.
1125-57th St. SE, Ste. D
Sumner, WA 98390
Commercial construction-General contracting

Skagit Landscaping LLC
26795 Hoehn Rd.
Sedro Woolley, WA 98284
Landscaping & remodeling

MAGNA Services
38250139th Ave. SE
Bellevue, WA 98006
General construction, dewatering, drilling

PODS Enterprises, Inc.
405 Riverside Rd.
Everett, WA 98201
Rental of portable storage units/containers

Building Permits Issued:

City of Granite Falls
501 W. Wallace St.
New Administration Building for Wastewater Treatment Plant

Building Permit #2023-059-A

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City of Granite Falls
501 W. Wallace St.
New Blower & Electrical Building for Wastewater Treatment Plant

Building Permit #2023-059-B

City of Granite Falls
501 W. Wallace St.
New Dewatering (9Solids) Building for Wastewater Treatment Plant

Building Permit #2023-059-C

Joshua Engsberg
409 Saratoga St.
Residential New Gas Forced Air Furnace

Building Permit #2023-084

City Clerk Staff Report December 6, 2023

Business Licenses (inside City):

Brittany Bish
106 S. Granite Ave.
Granite Falls, WA 98252
Hair salon

Caremman General Services (Nyundo, Emmanuel Kaingu)
9613 Hawkins Ave.
Granite Falls, WA 98252
Interpretation & translation (English to Swahili) blogging and health care services

Omex Excavating LLC
503 Manor Way
Granite Falls, WA 98252
Excavating-construction

Hallof Custom Painting LLC
112 Cascade Ave.
Granite Falls, WA 98252
Contractor-construction

The Junk Wizards LLC
210 Anderson Ave.
Granite Falls, WA 98252
Garbage hauling

Business Licenses (outside City):

Harbor Pacific Contractors, Inc.
19628-144th Ave. NE, Ste. A
Woodinville, WA 98072
Contractor construction

The Plumbing & Heating Group, LLC
1830 Bickford Ave., Ste. 203
Snohomish, WA 98290
Residential plumbing company for new and remodels

Cascade Construction Company, Inc.
3819-100th St. SW, Ste. 7A
Lakewood, WA 98499-4478
Commercial masonry contractor

Burris Family Home Innovations (Burris, Jonathan)
4832 Cemetery Rd.
Arlington, WA 98223
Construction; contractor, framing, painting, masonry

Taz Haven (Taz Cleaning Haven LLC)
4407-203rd Ave. NE
Snohomish, WA 98290
Janitorial, house cleaning

Sauve & Sons Tree Work (Sauve & Sons LLC)
3165 Goldberry Ln.
Camano Island, WA 98282
Tree removal service

TML International LLC
6405 E Mill Plain Blvd.
Vancouver, WA 98661
Sell internet and phone products. Mainly Centrylink

Layne Plumbing & Water Heaters
3204 Smokey Pt. Dr., Ste. 101
Arlington, WA 98223
Plumbing service residential and some commercial, water heater repair and install

Building Permits Issued:

Granite Falls School District *Building Permit #2023-073*
702 N. Granite Ave.
Replacement of existing failing fire alarm panel

Evelyn Stone *Building Permit #2023-074*
204 Wabash Ave.
Single-zone ductless heat pump addition

Grand Pacific Investments, LLC *Building Permit #2023-075*
303 Prospect Ave.
Single Family Residence

John Howe *Building Permit #2023-076*
213 Paradise Pkwy.
Installation of 6 ceiling cassette units and outdoor minisplit unit

Keith Santo *Building Permit #2023-077*
610 Peak Lane
Residential gas furnace replacement

Patricia Edwards *Building Permit #2023-078*
1008 Hughes Lane
Residential Gas Hot Water Heater Replacement

City Clerk Staff Report November 15, 2023

Business Licenses (inside City):

Grand Pacific Investments LLC

201 N. Kentucky Ave.

Granite Falls, WA 98252

Apartment rental, building rental, residential and commercial real estate

Business Licenses (outside City):

JJ Finishing Touch L.L.C.

727-56th St. NW

Marysville, WA 98271

Concrete-install

Adaptive Senior Activities (Schach & Associates, LLC)

23407-53rd Ave. W.

Mountlake Terrace, WA 98043

Providing activities such as crafts. Games and movement for seniors in adult family homes

Pilchuck Construction Services LLC

5017-257th St. NE

Arlington, WA 98223

Construction

Skyline Contracting Services (Heidari, Elias Ahmad)

620-144th St. SW

Lynnwood, WA 98087

Residential remodel

Nelson's Tree Service LLC

7010-35th Ave. NE

Tulalip, WA 98271

Tree removal service, tree cutter, hedge trimming & pruning

Building Permits Issued:

H&H Granite Falls

805 W. Stanley St.

New fueling station/convenience store building

Building Permit #2023-037

Stacey Seidman

306 Noble PL

Remodel to existing single-family residence including 237 SF addition for master bedroom & bathroom

Building Permit #2023-065

City Clerk Staff Report November 1, 2023

Business Licenses (outside City):

Denys Electric LLC
21056-132nd Ave. SE
Kent, WA 98042
Electrical contractor, electrician

Tipsy Trailer Mobile Bartending LLC
1624-155th Ave. SE
Snohomish, WA 98290
Wedding supplies, trailer rental, bartender

Speeding Roofing, Inc. (Speedy Roofing, Inc.)
15731-2nd PL W.
Lynnwood, WA 98087
Roofing services

J&M Chu LLC
7104-39th PL NE
Marysville, WA 98270
Real estate rental-long term rental (over 30 days)

Osborne Construction Company
9840 Willows Rd. NE, Ste. 100
Redmond, WA 98052
Construction

Renew Electric, LLC
19311-137th PL SE
Monroe, WA 98272
Electrical contractor, electrician, electric company, privately owned

Window Nation LLC
1808 B Street NW, Building B
Auburn, WA 98001
Construction

Hugo Fast Auto Repair LLC
19710 Hollyhills Dr. NE
Bothell, WA 98011
Auto Repair

Cthometransformations, LLC
1502 Virginia Ave., Unit A
Everett, WA 98201
Remodeling

-OVER-

Fil Up!

3421-76th Dr. NE
Marysville, WA 98270
Food truck

Foy Group Corporation

1000 Oakdale Ave. SW, Ste. 115
Renton, WA 98057
Industrial electrical and HVAC services

Puget Sound Plumbing & Heating, Inc.

11803 Des Moines Memorial Drive S.
Burien, WA 98168
Plumbing & heating services

Building Permits Issued:

Kenneth Carskadon

17901 Mill Valley Rd.
Residential single zone ductless heat pump

Building Permit #2023-063

Leon Loth

107 W. Stanley St.
Like in kind RTU replacement (1-4 ton and 1-5 ton), and swamp cooler replacement

Building Permit #2023-064

Ryan Henriksen

409 Cascade Ave.
Residential Re-Roof with Sheathing

Building Permit #2023-066

Deon Freeman

915 Hughes Lane
Residential Gas Hot Water Heater Replacement

Building Permit #2023-067

Kyle Everett

108 Noble Way
Residential Forced Air Furnace Replacement

Building Permit #2023-068

Howard Berry

211 S. Bogart Ave.
Residential Gas Fireplace Replacement

Building Permit #2023-069

Zach Backman

215 Meadow Lane
Residential Forced Air Furnace

Building Permit #2023-070

Mike Soltman

206 Anderson Ave.
Addition of bathroom in existing shop including a shower, toilet, sink and exhaust fan

Building Permit #2023-071

City Clerk Staff Report October 18, 2023

Business Licenses (inside City):

Pure Skincare Therapy LLC

101 E. Stanley St.

Granite Falls, WA 98252

Skincare services, lashes, waxing, facials, brow lamination, retail products to support services

Business Licenses (outside City):

Lamb Real Estate (Lamb & Co Real Estate, LLC)

610-1st St.

Snohomish, WA 98290

Real Estate Agent

Seattle Heating and Cooling LLC

18640-68th Ave. S.

Kent, WA 98032

Heating, ventilation and air conditioning, HVAC

Humantech LLC

800 Seneca St. Apt. 305

Seattle, WA 98101

Information technology, technology consulting

Service Electric Co., Inc.

1615-1st St.

Snohomish, WA 98290

Electrical contractor

Buzzfoods Hot Dogs (Buzzfoods LLC)

12004-22nd St. NE

Lake Stevens, WA 98258

Mobile food vendor

Integrity Maintenance and Repair LLC

2215-117th Ave. SE

Lake Stevens, WA 98258

Handyman

Right Wire Electric LLC

8211-69th St. NE

Marysville, WA 98270

Electrician, journeyman electrician, electrical contractor, electrical administrator

-Over-

Building Permits Issued:

Christ Community Church

411 S. Kentucky Ave.

Demolition of two buildings (one carport and one garage)

Building Permit #2023-061

Suree Smith

402 E. Stanley St.

Addition of a commercial dishwasher and sink for restaurant

Building Permit #2023-062