



**CITY OF GRANITE FALLS
PLANNING COMMISSION
FEBRUARY 13, 2024
7:00 PM
MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES:**
 - A. Approval of January 9, 2024 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. Comprehensive Plan - Draft Housing Element**
 - B. Discussion regarding Community engagement approach for Racial Disparity Impact analysis**
- 7. CURRENT BUSINESS:**
 - A. Continued review/discussion of Draft Historic Preservation Element chapter**
- 8. REPORTS:**
 - A. City Clerk Reports**
- 9. CORRESPONDENCE:**
- 10. ADJOURN:**

Notice-All Proceedings of this meeting are sound recorded.

Approval of January 9, 2024 Minutes

Comprehensive Plan - Draft Housing Element

**Discussion regarding Community engagement
approach for Racial Disparity Impact analysis**

Racial Equity Impact Assessment

What are Racial Equity Impact Assessments?

A Racial Equity Impact Assessment (REIA) is a systematic examination of how different racial and ethnic groups will likely be affected by a proposed action or decision. REIAs are used to minimize unanticipated adverse consequences in a variety of contexts, including the analysis of proposed policies, institutional practices, programs, plans and budgetary decisions. The REIA can be a vital tool for preventing institutional racism and for identifying new options to remedy long-standing inequities.

Why are they needed?

REIAs are used to reduce, eliminate and prevent racial discrimination and inequities. The persistence of deep racial disparities and divisions across society is evidence of institutional racism--the routine, often invisible and unintentional, production of inequitable social opportunities and outcomes. When racial equity is not consciously addressed, racial inequality is often unconsciously replicated.

When should it be conducted?

REIAs are best conducted during the decision-making process, prior to enacting new proposals. They are used to inform decisions, much like environmental impact statements, fiscal impact reports and workplace risk assessments.

Where are they in use?

The use of REIAs in the U.S. is relatively new and still somewhat limited, but new interest and initiatives are on the rise. The United Kingdom has been using them with success for nearly a decade.

EXAMPLES OF RACIAL JUSTICE EQUITY IMPACTS

Equity and Social Justice Initiative

King County, WA

The county government is using an Equity Impact Review Tool to intentionally consider the promotion of equity in the development and implementation of key policies, programs and funding decisions.

Race and Social Justice Initiative

Seattle, WA

City Departments are using a set of Racial Equity Analysis questions as filters for policy development and budget making.

Minority Impact Statements

Iowa and Connecticut

Both states have passed legislation which requires the examination of the racial and ethnic impacts of all new sentencing laws prior to passage. Commissions have been created in Illinois and Wisconsin to consider adopting a similar review process. Related measures are being proposed in other states, based on a model developed by the Sentencing Project.

Proposed Racial Equity Impact Policy

St. Paul, MN

If approved by the city council, a Racial Equity Impact Policy would require city staff and developers to compile a "Racial Equity Impact Report" for all development projects that receive a public subsidy of \$100,000 or more.

Race Equality Impact Assessments

United Kingdom

Since 2000, all public authorities required to develop and publish race equality plans must assess proposed policies using a Race Equality Impact Assessment, a systematic process for analysis.

Racial Equity Impact Assessment **GUIDE**

Below are sample questions to use to anticipate, assess and prevent potential adverse consequences of proposed actions on different racial groups.

1. IDENTIFYING STAKEHOLDERS

Which racial/ethnic groups may be most affected by and concerned with the issues related to this proposal?

2. ENGAGING STAKEHOLDERS

Have stakeholders from different racial/ethnic groups—especially those most adversely affected—been informed, meaningfully involved and authentically represented in the development of this proposal? Who's missing and how can they be engaged?

3. IDENTIFYING AND DOCUMENTING RACIAL INEQUITIES

Which racial/ethnic groups are currently most advantaged and most disadvantaged by the issues this proposal seeks to address? How are they affected differently? What quantitative and qualitative evidence of inequality exists? What evidence is missing or needed?

4. EXAMINING THE CAUSES

What factors may be producing and perpetuating racial inequities associated with this issue? How did the inequities arise? Are they expanding or narrowing? Does the proposal address root causes? If not, how could it?

5. CLARIFYING THE PURPOSE

What does the proposal seek to accomplish? Will it reduce disparities or discrimination?

6. CONSIDERING ADVERSE IMPACTS

What adverse impacts or unintended consequences could result from this policy? Which racial/ethnic groups could be negatively affected? How could adverse impacts be prevented or minimized?

7. ADVANCING EQUITABLE IMPACTS

What positive impacts on equality and inclusion, if any, could result from this proposal? Which racial/ethnic groups could benefit? Are there further ways to maximize equitable opportunities and impacts?

8. EXAMINING ALTERNATIVES OR IMPROVEMENTS

Are there better ways to reduce racial disparities and advance racial equity? What provisions could be changed or added to ensure positive impacts on racial equity and inclusion?

9. ENSURING VIABILITY AND SUSTAINABILITY

Is the proposal realistic, adequately funded, with mechanisms to ensure successful implementation and enforcement. Are there provisions to ensure ongoing data collection, public reporting, stakeholder participation and public accountability?

10. IDENTIFYING SUCCESS INDICATORS

What are the success indicators and progress benchmarks? How will impacts be documented and evaluated? How will the level, diversity and quality of ongoing stakeholder engagement be assessed?

**Continued review/discussion of Draft Historic
Preservation Element chapter**

Historic Preservation Element

Purpose and Relationship to GMA

The Growth Management Act does not require a Historic Preservation Element, but the Act contains a goal which calls for jurisdictions to "*Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance*". However, to the City of Granite Falls, historic preservation is an integral part of the City's land use planning policy. City seeks to develop and maintain local preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties. Historic structures contribute substantially to a city's quality of life and its residents' sense of community. In a very practical way, older housing and commercial buildings represent an investment by previous generations upon which today's generations can capitalize. Costly new construction is not required when an existing structure can be adapted to a new use, and the older structure lends a sense of stability and character to its surroundings. Historic preservation supports other goals of the Act as well, including preservation of the existing housing stock, reduction of sprawl and achievement of GMA goals within the fiscal and natural resource capabilities of the community.

Planning Area Profile

The Snohomish County Historical Preservation Commission performed a comprehensive historic resources inventory in 2015 which surveyed sites and structures 50 years old or older for the purpose of identifying any potential historic significance to the community. The City utilizes this inventory to help identify potential register properties and to assist with reviewing demolition permit applications. The inventory is updated on a regular basis, as resources allow, and is linked to the State of Washington's historic resources database. A number of structures on the Granite Falls historic inventory add great character to their neighborhoods, providing diversity of style and materials. Their survival provides a sense of stability and continuity to these neighborhoods as well. Not all of the structures or sites inventoried, however, are "historically significant" according to criteria for submitting nominations to the National, State or Local Registers. Many more historic structures and sites are locally significant due to their close association with early Granite Falls settlers, their uniqueness of architecture style in Granite Falls, or their contribution to and representation of community values and history. **Figure HP-1** shows historic register properties within the Planning Area.

“Value the Heritage by the Character it represents”

2023 Granite Falls History

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

River. The first homesteaders arrived in 1884, and four of them shared a common corner at what is now the intersection of S. Granite Ave and Pioneer St. An eighteen block townsite was platted in 1891, all west of Granite Ave., with the name Granite Falls ("Portage" was already taken and a unique name was needed for a Post Office). The first Post Office, first school (1893), and first church (1901) were all built along Pioneer St.

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

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

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

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

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

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

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

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

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

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

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

Historical Settlement Patterns

Future land development and the planning of land use is largely based upon existing land use and historical settlement patterns. Human use associated with the Granite Falls area reaches a time depth of at least 10,000 years B.P. (before present). While a large body of scholarly information dealing with the aboriginal inhabitants of the area is lacking, it is known that they pursued a seasonally influenced itinerant hunting and gathering existence. Nuts, berries, roots, large and small game, and fish constituted the major dietary elements while wood, bark, stone, bone,

animal skins and shells were fashioned into the required shelter, clothing, tools and weapons. No strong traditions of war-like disposition have been associated with these early inhabitants.

Historic Preservation Goals and Policies

GOAL HP-1 To honor Granite Fall's past and provides a perspective for its future by preserving significant historic buildings and archaeological properties and other links to the City's past.

Policy HP-P1 Promote the preservation of buildings, sites, objects, and districts which have historic significance for the community through a combination of incentives, regulations and informational activities.

GOAL HP-2 To safeguard the heritage of the City as represented by those buildings, districts, objects, sites and structures which reflect significant elements of the City's history.

Policy HP-P2 Encourage exploration of alternatives to the demolition of buildings and objects found to be historically significant or otherwise deemed to be eligible for the local, state or national registers

GOAL HP-3 To foster civic and neighborhood pride in the small town character, beauty, and accomplishments of the past and a sense of identity based on the City's history.

Policy HP-P3 Encourage recognition of the City's past and its achievements during public events and activities by highlighting historic features, settler living, and progression of the community's growth and modernization throughout time.

GOAL HP-4 To stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects.

Policy HP-P4 Establish a resource identification program to highlight historic structures and locations of important events that help tell the story of Granite Falls from Native American and European settlements to today.

Action HP-A1: Develop and install historic markers at locations of historic structures and significant events.

GOAL HP-5 To assist, encourage and provide incentives to private owners for preservation, restoration, redevelopment and use of outstanding historic buildings, districts, objects, sites and structures.

Policy HP-P5 Adopt incentives to ensure the preservation, restoration, redevelopment of valuable historic building etc.

GOAL HP-6 To promote and facilitate the early identification and resolution of conflicts between preservation of historic and archaeological resources and alternative land uses.

GOAL HP-7 To conserve valuable material and energy resources by ongoing use and maintenance of the existing buildings.

City Clerk Reports

**City Clerk Staff Report
January 17, 2024**

Business Licenses (inside City):

Winfield Creations (Larsen, Tayler)
421 Penny Ave.
Granite Falls, WA 98252
Engraving, hats-retail, woodworking

Business Licenses (outside City):

Cozy Peaks LLC
18321-114th PL NE
Granite Falls, WA 98252
Event planner

Swire Coca-Cola, USA (Swire Pacific Holdings, Inc.)
18215-59th Ave. NE
Arlington, WA 98223
Food wholesale, vending machine

Maple Leaf Real Estate, LLC
8809 Roosevelt Way NE
Seattle, WA 98115
Rental management

Gray's Excavating LLC
21832-68th PL NE
Granite Falls, WA 98252
Excavating-construction

Building Permits Issued:

Terri Teeple
710 Poplar Lane
Residential single zone ductless heat pump

Building Permit #2024-001

City Clerk Staff Report

February 7, 2024

Business Licenses (inside City):

Mountain Mama Blanket Co. LLC

404 Raybird Ave.

Granite Falls, WA 98252

Quilting, baby accessories and services, artwork & handicraft

Divinity Skin and Beauty LLC

101 E Stanley St.

Granite Falls, WA 98252

Esthetician

Katelyn Taylor LLC

508 Manor Way

Granite Falls, WA 98252

Author

Business Licenses (outside City):

Countryside Transport Group LLC

3625-230th Dr. NE OFC

Granite Falls, WA 98252

Transportation, freight

Marysville Tree Removal LLC

5208-61st Dr. NE

Marysville, WA 98270

Tree removal service

AXIOM-Division 7, Inc.

1841 Front St. Ste. A

Lynden, WA 98264

Construction-roofing

MEECE Construction LLC

5207-6th Ave. NW

Tulalip, WA 98271-6514

Excavating (land clearing, underground utilities), demolition (buildings and various structures), misc. services (remodels)

Westcoast Tree Care, Inc.

250 S 5th St. Ste. 150

Boise, ID 83702

Residential tree care, prunin, trimming and removals

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True Windows & Doors (True Windows and Doors LLC)

1915 Park Ave.

Snohomish, WA 98290

Removal of old windows, doors and glass. Installation of new windows, doors and glass

Hoover Commercial Refrigeration, Inc.

3302 Cedardale Rd. Ste. C300

Mount Vernon, WA 98274

Refrigeration equipment installation and service

Marco's Taqueria LLC

108 W Stanley St.

Granite Falls, WA 98252

Fast food restaurant

Siren Sets LLC

17716-115th St. NE

Granite Falls, WA 98252

Nails, manicurist, fingernails salon

Cozy Breeze LLP

1106 Borseth St.

Sedro Woolley, WA 98284

Insulation install

Burns Fire Protection Systems, Inc.

15214-116th St. NE

Arlington, WA 98223

Fire sprinkler fitters for commercial and residential

Arcon (Arcon GC LLC)

2100-124th Ave. NE, Ste 120

Bellevue, WA 98005

Contractor, construction

Building Permits Issued:

Tyler Trask – Granite Falls IGA

115 N. Granite Ave.

Relocating refrigerated service cases

Building Permit #2024-002

Cindy Croft

112 Paradise Parkway

Residential Forced Air Furnace

Building Permit #2024-003

-CONTINUED-

Jorgen Dahl
501 Dogwood Ct.
Residential Gas Hot Water Heater Replacement

Building Permit #2024-004

AMA Ventures LLC
610 S. Granite PL.
New Single-Family Residence

Building Permit #2024-005