



**PLANNING COMMISSION MEETING  
AGENDA**

**May 14, 2024  
6:30 PM  
Civic Center**

The Granite Falls Planning Commission will hold its meeting in person. Comments in this meeting are encouraged and may be e-mailed to the city clerk in advance on the meeting or given in person.

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	<b>Pages</b>
<b>1. CALL TO ORDER</b>	
<b>2. FLAG SALUTE</b>	
<b>3. ROLL CALL</b>	
<b>4. APPROVAL OF MINUTES</b>	
<b>4.a Approval of April 9, 2024 Minutes</b>	<b>3</b>
<b>5. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON ACTION ITEMS</b> (Speakers must sign up prior to the meeting. Individual comments will be limited to three minutes. Group comments shall be limited to five minutes).	
<b>6. NEW BUSINESS</b>	
<b>6.a Public Hearing - 6:40 PM or soon thereafter</b> To receive comments regarding Project #CPA/ZMA2023-001 Miller Properties Comprehensive Plan Amendment and Zoning Map Amendment	<b>7</b>
<b>6.b Draft Utility Element - Review of Draft (Previously distributed to Planning Commission)</b>	
<b>6.c Draft Capital Facilities Element (previously distributed to Planning Commission) - Review of draft</b>	
<b>6.d Draft Tribal Coordination Element - Distribution of Preliminary draft</b>	<b>49</b>
<b>7. CURRENT BUSINESS</b>	
<b>7.a Draft Housing Element &amp; Draft Housing Needs Assessment - reception of clean version (to be distributed at the meeting)</b>	
<b>7.b Racially Disparate Impacts assessment and community engagement</b>	
<b>7.c Draft Transportation Element - Discussion of updates to be made and provided later in full draft plan set</b>	
<b>8. REPORTS</b>	

8.a	05/09/2024 Community Development Director Report	52
8.b	05/14/2024 Community Development Director Report	54
8.c	04/17/2024 City Clerk Report	56
8.d	05/01/2024 City Clerk Report	58
9.	CORRESPONDENCE	
10.	ADJOURN	



**PLANNING COMMISSION  
MEETING MINUTES**

**April 9, 2024  
6:30 PM  
Civic Center**

City Council	Commissioner Cruger, Commissioner Anderson, Commissioner Marsh, Commissioner Morrison, Commissioner Tongsgard
City Staff	Community Development Director Eric Jensen, City Clerk Darla Reese

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**1. CALL TO ORDER**

**Commissioner Cruger** called the meeting to order at 6:30 PM.

**2. FLAG SALUTE**

**Commissioner Cruger** led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the flag.

**3. ROLL CALL**

See Above.

**4. APPROVAL OF MINUTES**

**4.a Approval of March 12, 2024 Minutes**

Moved to approve the minutes.

**Moved by:** Commissioner Anderson

**Seconded by:** Commissioner Marsh

**Carried**

**5. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON ACTION ITEMS**

No one from the audience signed up or chose to speak during this portion of the meeting.

**6. NEW BUSINESS**

**6.a Review of Preliminary Draft Transportation Element**

**Community Development Director Jensen** handed out the new green working comprehensive plan binders to the commission.

They all reviewed the Transportation Element - there were two separate versions (Fred's version and a marked up version). It was agreed to review Fred's version.

Page TE-1 -

- "unparalleled" remove reference to "the city" and replace with "our nation's transportation system"
- "Snohomish Countywide Planning Policies and the Puget Sound-Regional Council's" add "Metropolitan Policies"

Page TE-4 -

- Add Figure TR-1: Street Classifications to this page

Page TE-9 -

- Add transportation maps showing trails, roads, bicycle?
- Add a dedicated bike loop showing the bicycle route through the city?

Page TE-14 -

- T-1.5 & T-1.6 - change first word back to "Encourage"
- "Discussion" items - take out?

Page TE-19 -

- Change "Travel Demand Management" to "Transportation Demand Management"

Page TE-20 -

- Re-write T-15.7 to be in alignment with T-15.5

Maps -

- Update and revise utilizing our city consultants help
- Add a Bicycle Route (dedicated loop) through the city - develop a goal?
- Update map(s) so that street names are readable

## **6.b Review of Preliminary Utilities Element Chapter**

Planning Commission to review and bring back to next meeting for comments.

## 7. CURRENT BUSINESS

There are no Current Business items on this agenda.

## 8. REPORTS

**Community Development Director Jensen** gave the following updates for the upcoming meetings:

- Transportation changes (emailed in advance of the May meeting)
- Asher to clean up Housing (emailed in advance of the May meeting)
- Possibly act upon accepting the revised transportation and housing
- Touch base on the racially disparaging impacts
- Draft Capital Facilities Element (June meeting)
- Tree planting reports that happened yesterday (conservation district)
- Students in Western Washington Planning Program (808 Galena property) allowing a class evaluation as a middle-housing cottage development - students will present findings at June meeting

Planning Commission Questions regarding tree plantings on E. Union Street & Miller Plan Property Review:

- Miller plan cursory overview - proposal coming in May (review)
  - Realign boundaries
  - Sewer challenges (down the road)
  - Clean up some lines
  - Comprehensive Plan and Zoning Map Amendment - application review process
  - No significant impacts - city staff recommend approval

### 8.a 04/04/2024 Community Development Director Report

There were no report issues to discuss.

### 8.b 04/09/2024 Community Development Director Report

There were no report issues to discuss.

### 8.c 03/20/2024 City Clerk Report

There were no report issues to discuss.

### 8.d 04/03/2024 City Clerk Report

There were no report issues to discuss.

**9. CORRESPONDENCE**

There were no correspondence items to discuss.

**10. ADJOURN**

**Commissioner Cruger** adjourned the meeting at 7:13pm



March 14, 2024

Eric Jensen  
Community Development Director  
City of Granite Falls  
215 S. Granite Avenue  
PO Box 1440  
Granite Falls, WA 98252

## **MILLER SHINGLE REDESIGNATION & REZONE PROPOSAL**

Dear Director Jensen:

On behalf of our client, Miller Shingle (the "Applicant"), we respectfully submit the enclosed redesignation and rezone proposal as a citizen initiated annual comprehensive plan amendment and rezone application under GFMC 19.04C.035(C). However, recognizing that the city must complete a mandatory periodic update under the Growth Management Act (GMA) by December 30, 2024, the Applicant is aware that the city is likely to consider this proposal within the range of Alternatives evaluated for that plan update.

In conjunction with its request for a redesignation and rezone, the Applicant also requests concurrent consideration of a development agreement in accordance with the provisions in RCW 36.70B.170 et. seq. and GFMC 19.04C.045, which agreement would optimize the use of Applicant's property, promote housing variety, and improve the city's long-term economic development and employment opportunities.

### **Applicant's Objectives**

The Applicant's objectives are as follows:

- A. Match the zoning and future uses to site conditions including topography and geology.
- B. Establish a better and more functional transition between the industrial and residential zones.
- C. Align the future development of the property to be consistent with the required investments in site improvements and infrastructure.
- D. Provide for a more cohesive industrially zone area, which area could support a future industrial park and achieve the city's employment and economic development goals.
- E. Provide for greater housing variety and diversity consistent with the city's long-term housing needs.
- F. Provide housing options adjacent to the industrial zoning which align future housing and future workforce needs.

### **Development Agreement Purpose**

To meet the above stated objectives, the Applicant concurrently seeks a development agreement that provides the city and Applicant with a higher level of predictability in the future development of Applicant's property. This predictability would afford the Applicant confidence in making investments in improvements to its property which further the objectives stated above.

The Applicant desires to obtain certain flexibilities in the development standards in exchange for public benefits, including certain open space protections and a larger industrial zone more suited for future economic development. And the Applicant envisions the development agreement allowing the Applicant to utilize alternative technical solutions for utility improvements based on commonly accepted system designs used in other

communities throughout the region.

The Applicant intends to initiate discussions on the development agreement during the review of this proposed redesignation and rezone, but in the meantime, it respectfully requests the city reconsider the maximum five (5) year term established by GFMC 19.04C.045(E) as the Applicant believes the buildout of Applicant's property will be in multiple phases and likely exceed the five year limit based on the city's existing sewer limitations, current and projected market conditions, and the significance of the improvements required on the site. Applicant would propose an initial fifteen (15) year term with a five (5) year extension, which term is consistent with other development agreements in which the Applicant's consultant team has negotiated in neighboring jurisdictions<sup>1</sup>.

### **Request Summary**

The Applicant's request can be summarized as follows:

- Redesignate and rezone the property to swap 10.88 acres from residential to industrial and modifying some of the residential zoning to encourage more flexible housing options, resulting in:
  - 71.63 acres of R9600 zoning
  - 17.09 acres of MR zoning
  - 24.45 acres of Light Industrial zoning
  - 58.74 acres of Heavy Industrial zoning
- Establish a development agreement that would allow for greater housing variety, more flexible development standards, and alternative technical solutions for on-site utility improvements.

### **Application Evaluation & Consistency Review**

Attached hereto you'll find the Applicant's responsive analysis to the Factors to Be Considered in reviewing proposed map amendments as well as the Applicant's consistency analysis showing how this proposal complies and is consistent with the Granite Falls Comprehensive Plan, the Countywide Planning Policies (CPPs), the Multicounty Planning Policies (MPPs), and the Growth Management Act (GMA).

We trust the materials provided herein are a complete application that is fully responsive to the City's application criteria. That said, the Applicant anticipates that through the standard course of review and in negotiation of a development agreement, the Applicant may need to provide additional analysis, technical information, etc. in response to questions and/or for purposes of supplementing the record.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Peter Condyles  
Senior Project Manager

Cc: Miller Shingle (Applicant/Client)

*Enclosures*

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<sup>1</sup> Applicant has negotiated development agreement terms ranging in time from 13 years to 25 years.



## Application Questions

Please see the Applicant's responses to the application questions in blue text below.

### 1. Describe the proposed amendment(s). Attach proposed map or text changes.

- Redesignate and rezone (reconfigure) the property to swap 10.88 acres from residential to industrial resulting in:
  - 71.63 acres of R9600 zoning
  - 17.09 acres of MR zoning
  - 24.45 acres of Light Industrial zoning
  - 58.74 acres of Heavy Industrial zoning
- Establish a development agreement that would allow for greater housing variety, more flexible development standards, and alternative technical solutions for on-site utility improvements.
- A map showing the changes in the zoning is attached hereto as an Exhibit titled "Rezone Reconfiguration Exhibit Map."

### 2. Explain why the amendment is being proposed and select the type of change from the list below:

- Major or minor land use and road classification changes
- Amendments to Plan text including support data and implementation
- Minor changes or clarification to policies
- Other minor text changes

The subject application falls within the *major or minor land use* type change. The map amendment is proposed based on several changed circumstances and conditions resulting in the Applicant evaluating the development potential (and limitations) of its property and identifying site conditions (e.g., topography, geology, etc.) which do not necessarily align existing zoning. Thus, the Applicant has analyzed how the zoning on the property could be modified to use the topography to achieve a greater transition at the edge of the residential and industrial zones and how adjusting zoning boundaries would aid in the most efficient and optimized use of the land to achieve both the city's and Applicant's long-term goals and objectives.

The Applicant's objectives are as follows:

- A. Match the zoning and future uses to site conditions including topography and geology.
- B. Establish a better and more functional transition between the industrial and residential zones.
- C. Align the future development of the property to be consistent with the required investments in site improvements and infrastructure.
- D. Provide for a more cohesive industrially zone area, which area could support a future industrial park and achieve the city's employment and economic development goals.
- E. Provide for greater housing variety and diversity consistent with the city's long-term housing needs.
- F. Provide housing options adjacent to the industrial zoning which align future housing and future workforce needs.

The Applicant's analysis of the proposals consistency with the City's Comprehensive plan (at the end of these responses to the application questions) highlights how this proposed reconfiguration furthers the City's long-term housing and economic development goals, policies, and objectives.

### 3. Respond to the factors to be considered in reviewing map amendment requests:

- How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it isn't, the development should demonstrate how the change is in the best long-term interest of the city.

#### LU-1.1 Encourage development that complements the existing development patterns in the City.

Granite Falls is predominantly a single-family residential community with a diverse housing stock that includes older existing homes, new subdivisions and some multifamily and townhome type development. The Applicant's proposal recognizes that the city desires manage growth while also ensuring its housing continues to provide diverse options that invite homeownership and attract new residents that may also seek employment in the city as industrial development occurs.

#### LU-1.2 Provide controls to minimize encroachment by incompatible land uses within and between zoning districts.

Applicant's proposal reconfigures zoning lines to create a more definite and appropriate transition between the zoning districts to ensure appropriate transitions. This will protect against incompatible development.

#### LU-1.6 Maintain each residential area as a safe, pleasant, and enjoyable place to live.

The reconfigured zoning boundaries would provide for better separation between the residential and industrial uses. Additionally, based on topography and the drop in elevation of the residentially zoned areas from south to north, the residential zoned areas can develop as a quiet, but connected planned residential development.

And given this site's proximity to natural amenities, including the South Fork of the Stillaguamish River, residential development in this location will create a safe, pleasant, and enjoyable place to live and also find work.

#### LU-1.8 Provide for active and diverse industrial areas that promote economic growth.

The Applicant is proposing the reconfiguration of the zoning boundary to create a more congruent industrial zone area which can be developed more like an industrial park. The goal would be to provide for a range of industrial building types and sizes, which would promote economic development through the creation of living wage jobs and expansion of the non-residential property tax base.

#### LU-2.1 Encourage future development in areas:

1. With the capacity to absorb development (i.e., areas with vacant or underdeveloped land and available utility, street, park, and school capacity, or where such facilities can be cost effectively provided), and

The Applicant's property has been planned for future development for many years. With the pending improvements to the sewer system, the city will be positioned to absorb future development. The Proposed reconfiguration of zoning, including changes in the residential zones, will promote a greater diversity of housing that will more effectively address the cost of extending sewer and other utility infrastructure to the site.

2. Where adverse environmental impacts can be minimized; and where the proposed development will enhance the area's appearance or vitality.

The current proposal is a non-project action. Future development would be reviewed for potential impacts and mitigation, if necessary, identified at that time. The Applicant's proposal however will support

enhancement of the appearance and vitality of the area by creating better separation and transition between residential and industrial zones and creating a more marketed industrial development site.

**Goal LU-3** To preserve existing, and to develop new, residential neighborhoods in character with the vision for Granite Falls.

The Applicant's proposal would establish an appropriate mix of residential zoning to support housing diversity, including some missing middle housing, that is necessary to meet identify housing needs (per the County's Housing Needs Report), but also to ensure sufficient workforce housing to accommodate workers who want to live and work in Granite Falls.

**LU-4.4** Permit a range of densities to encourage a variety of housing types that meet the housing needs of residents with a range of incomes.

The Applicant's proposal would permit a range of densities and promote housing types that help address the housing needs of existing and future residents consistent with new GMA requirements under RCW 36.70A.070(2).

**LU-5.1** Locate single-family developments in areas served by adequate sewer and water and by a street system able to accommodate the additional traffic.

One of the big questions for the future development of this site (as residential and industrial) is the cost to extend sewer facilities to the edge of the City Limits. Given this expense, the Applicant's proposal seeks an amendment to allow a denser zoning designation on a portion of the site, which change would allow for a greater diversity of housing and the number of homes necessary to make the expense of the infrastructure economical. That said, the Applicant believes there may need to be additional flexibility in the type of sewer infrastructure utilized and the Applicant intends to discuss these accepted alternative technical solutions with the city during the review process and discussion of a development agreement.

**Goal LU-7** To allow a mix of residential densities in multifamily designated areas to provide a range of housing types and prices.

The zoning amendments sought in this proposal are intended to ensure a mix of housing density that promoted needed housing variety consistent with the city's housing needs.

**LU-9.1** Encourage the development of an industrial park area suitable for attracting clean industry

This proposal would create a more congruent and developable industrial area capacity of attracting clean industry and/or industries built around outdoor and recreation lifestyles.

**LU-9.8** Regulate the development of industrial lands so as to minimize impacts on surrounding lands uses, especially residential land uses.

Applicant's proposed reconfiguration of the zoning is intended to further minimize any potential impacts with the residential land use being adjacent to the industrial land use.

**LU-10.1** Provide for an adequate supply of residential, commercial, and industrial designated land to accommodate a moderate level of economic development and population growth.

Applicant's proposal zoning reconfiguration would help Granite Falls further its goal of having adequate land for the above-mentioned industrial development. The proposal would provide the city with an additional 10.88 acres of industrially developable land and would help the city balance its long-term economic development and population growth.

**LU-10.2 Encourage diversified, well-balanced economic development.**

Applicant's proposed amendment would provide for a more congruent industrial site to attract economic development opportunities. Part of having well balanced economic development is ensuring the a balance in the zoning types allowed, which Applicant's proposal promotes.

**LU-10.4 Concentrate additional growth in the City limits and the Urban Growth Area.**

Applicant's proposal would help concentrate additional growth within the city limits.

**LU-10.6 Promote land use regulations that are consistent with the Countywide Planning Policies on Reasonable Measures.**

This project is consistent with the Countywide Planning Policies as analyzed in that section of this analysis.

**Housing Element:**

**Goal H-1** To provide a range of housing types to ensure an adequate choice of living accommodation for all Granite Falls residents.

The Applicant's proposed amendment would create zoned opportunities to provide for a greater diversity of housing for existing and future residents of Granite Falls. The intent would also be to provide opportunities for housing near employment.

**H-1.2** Designate multi-family housing close to the downtown, transportation facilities, public services, and employment centers in the Urban Growth Area.

The Applicant's proposal would result in zoning that achieves more efficient use of the residential property at this location, which would locate additional residences near what the Applicant hopes will be a significant and active employment center for the city.

**Economic Development Element:**

**GOAL ED-1** To use the location of Granite Falls as an economic incentive to attract and encourage tourist trade as well as commercial and industrial development.

This proposal would increase the city's supply of industrial land by 10.88 acres and provide a more congruent industrial site within an area that near the by-pass and other key logistical and locational components that are considered when companies make site location decisions. In sum, the proposal improves the attractiveness of the city for economic development (particularly industrial growth).

**ED-1.2** Provide a mix of economic opportunities for those who prefer to work closer to home.

The proposed reconfigured zoning will create needed employment opportunities near a future residential area. This would give residents an option to work close to where they live and cut down on vehicle miles traveled as well as single occupancy vehicles.

**GOAL ED-2** To encourage economic development that is compatible with the natural setting and small town character of Granite Falls.

The proposed reconfiguration to add 10.88 acres of industrial space in a more congruent site will improve the city's ability to encourage economic development. Additionally, the proposed location and boundary of the reconfigured zoning districts will promote more compatibility with the natural setting of the property (e.g., topography and other features) and the industrial area's location behind the industrial retail zone and the gun range will ensure a level of visual screening that supports the city's small town character and feel.

ED-2.1 Expand or rezone areas for commercial or industrial land uses only as needed. (Consider capital facility capacity requirements.)

The proposed amendment would result in a modest (10.88 acres) increase in the city's industrial land, but is intended to improve compatibility with adjacent residential uses. Given the expense of the extension of the sewer system, Applicant's proposal is intended to ensure feasible development that can cover the cost of extending utilities. The additional industrial land will result in future industrial development that provides needed non-residential property tax base for the city (supporting on-going city services).

**GOAL ED-3 To take a positive partnership role in retaining and expanding the City's economic base by assisting local firms and welcoming new firms that will enhance the quality and diversity of the economic base.**

The Applicant has operated its business in Granite Falls for many years. The proposed zoning will help the Applicant develop and/or partner with a developer to diversify the economic base of Granite Falls by expanding the industrial development opportunities available. This is likely to help residents choose to locate their businesses in their hometowns. By having sizeable, congruent and well planned industrial zoned property ready for industrial development, the city will be positioned to act on economic development opportunities, including retaining local businesses that have outgrown their current space or attracting businesses looking for space near Granite Falls.

- How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.

The Granite Falls comprehensive plan underscores the desire of community leaders to create a town where residents can both live and work. The Applicant is the owner of one of the largest (if not the largest) contiguous assemblage of property within the city limits, which property is currently zoned for both residential and industrial uses. As such, modifying the Applicant's zoning to improve the planned approach for achieving future residential and industrial development is in the long-term best interest of the Applicant and the city as both would like to see housing and job creation.

The Comprehensive Plan envisions creating an economic development engine that brings new investment to Granite Falls and captures/keeps more local tax dollars in the city. This proposal would help the city further this vision by aligning the zoning with future housing and economic development opportunities.

The Applicant believes there are several factors currently impacting the long-term success of the city's industrial zoned lands, including their adjacency to residential zoning and their configuration/orientation for site planning purposes. The Applicant believes that by reconfiguring and expanding the industrial zoning on its property, the result is a more marketable and productive industrial property that can attract job creating industries to Granite Falls. And the reconfiguration has the additional benefit of improving the transition between residential and industrial zoning (using topography) to reduce concerns over incompatible uses encroaching on industrial lands.

A secondary benefit to the Applicant's proposal is that it provides an opportunity to reevaluate the residential zoning on Applicant's property to achieve more greater housing variety, including some missing middle housing to address long-term housing needs, and achieve a density consistent with the scale and projected expense of extending capital facilities to the site<sup>2</sup>. This will help the city maintain a diverse housing stock that is more likely to be accessible to the future workforce who would hold jobs in the

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<sup>2</sup> A tertiary benefit is that the proposal has the benefit to modestly increase the number of future connections to the city's expanded sewerage treatment plant, which would help the city pay down that debt.

industrial zoned areas once developed.

- What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?

This property is on the edge of the Granite Falls City Limits and at the end of the city's utility network, which means it is uniquely situated to not disturb the core residential and commercial areas located to the south of this property.

The proposed reconfiguration of the zoning is primarily internal of the site boundaries and would have limited impacts on adjacent properties. However, the reconfiguration provides the following improvements in compatibility:

- Adjusting some of the R9600 zoning to MR zoning at the NE corner of the property would provide a more typical zoning transition that steps down the intensity of uses. This would also promote clustering of units in the MR zoned area, which could contribute to opportunities to provide a better visual buffer between uses.
- Adjusting a 2.68-acre area along the eastern boundary would improve compatibility between the zoning on the site and the existing, adjacent rural residential development.
- By reconfiguring the boundary between the existing residential and industrial zones on the property, the proposed zoning configuration better aligns with the current (and future anticipated) topography of the site.
  - The residential zoning would be north of the highest point on the site and on a downslope. This would provide improved visual and physical separation between the residential and industrial uses. The elevation on the industrial land would be modified to match the lower elevation of the existing industrial lands, which would improve future industrial site design that support concepts which could include multiple buildings of varying sizes as well as potentially accommodate one or more larger industrial buildings.
- Lastly, a conceptual site plan (not intended to be a proposed development plan) indicates that the proposed zoning configuration may allow for the creation of greenspace/open space along the South Fork of the Stillaguamish River, which would afford greater habitat protections and potentially provide opportunities to incorporate some public access to these areas.

**4. If proposing policy amendments, discuss how the proposal is related to the following five issues:**

- Changing laws, economic conditions or social values
- Changed socioeconomic conditions
- Shifts in land use needs due to growth trends
- Shifts in community opinion and priorities
- Significant changes to the amount and characteristics of anticipated future growth

It's possible an amendment to and/or deletion of Policy LU-9.2 will be necessary to allow for this land use and zoning reconfiguration. This policy amendment is directly attributed to changes in the Applicant's understanding of site development conditions, changes in market factors which will influence the future site design of industrial areas, and a better understanding of how to use the site topography to provide transitions between the site's zoning.

## 5. Discuss how the amendment request meets the following questions:

- Is the proposed amendment appropriate to the Comprehensive Plan or is it more appropriate to implement the proposal as a development regulation or program?

The Applicant's proposed reconfiguration will require future land use and zoning map amendments, which make this appropriate to propose as a comprehensive plan amendment. Given that the city is embarking on its GMA mandated periodic comprehensive plan update, the timing is ripe for an application of this variety which can be evaluated in conjunction with the overall updates the city must consider.

Although some of the Applicant's objectives, including a development agreement and increased flexibility in certain development standards, can likely be achieved as a result through a development agreement, the intended outcome would still require the redesignation and rezoning of the Applicant's property.

- Is the proposed amendment legal? Does the proposed amendment meet existing state and local laws?

The proposed amendment is legal. In accordance with RCW 36.70A.130(2)(a), the city is required to have a program under which updates, proposed amendments, or revisions of the comprehensive plan are considered no more frequently than once per year. The Applicant's proposal is being submitted in conjunction with the city's annual amendment process as provided for in GFMC 19.04C.035(C).

Under RCW 36.70A.3201 the legislature has determined that *"the ultimate burden and responsibility for planning, harmonizing the planning goals of this chapter, and implementing a county's or city's future rests with that community."* This, combined with the City's duty to provide for an amendment process, procedurally obligates the city to consider the Applicant's proposed amendment.

- Does the proposed amendment correct an inconsistency within or make a clarification to a provision of the Plan?

The Applicant's proposed map amendments are intended to resolve an inconsistency between the existing zoning configuration and Comprehensive Plan Policy LU-1.2, which states the city will *"Provide controls to minimize encroachment by incompatible land uses within and between zoning districts."*

As the Applicant has evaluated its land and a reconfiguration is necessary to improve compatibility between zones and align zoning to physical characteristics of the site that support transitions between zones and uses. This reconfiguration/realignment helps to clarify the site's long-term consistency with the following policies:

- |         |  |
|---------|--|
| LU-10.1 | Provide for an adequate supply of residential, commercial, and industrial designated land to accommodate a moderate level of economic development and population growth. |
| LU-10.2 | Encourage diversified, well-balanced economic development.   |

Applicant notes that it's proposal will better improved land use and zoning consistency based on the following policies:

- |         |  |
|---------|--|
| LU-9.7  | Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.  |
| LU-9.11 | Increase opportunities for additional employment and economic development opportunities in the City of Granite Falls by encouraging clean, quiet industry in the commercial areas of the city in a manner compatible with adjacent existing and planned-for development where the necessary infrastructure is in place to support this type of |

industrial development.

LU-9.1 Encourage the development of an industrial park area suitable for attracting clean industry.

LU-9.4 Encourage underground extension of utility lines to industrial designated areas and uses.

Lastly, the proposed amendment seeks to establish an appropriate balance of housing diversity (including missing middle housing typologies) that is consistent with the city's future housing needs. This will improve the site's overall consistency with the following:

Goal LU-4 To provide a variety of residential choices including price ranges, housing types, construction, and locations to serve current and future needs.

**6. Explain how the proposed amendment demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.**

A detailed analysis follows this responsive application.

However, broadly speaking, the Granite Falls Comprehensive Plan calls for residential and industrial development that:

- Increases economic opportunities for existing residents.
- Promotes the opportunity to live and work in the same community.
- Locates employment and residential areas within a safe proximity from each other (relates directly to compatibility).

The proposed land use and zoning reconfiguration would create some additional industrial land to support future employment opportunities, would create a more congruent industrial area that will support industrial park-style development, helps resolve compatibility and transition concerns between residential and industrial developments, and establishes the flexibility to accommodate greater housing diversity (including some missing middle housing), which will help bolster the city's resident workforce alongside opportunities to be employed locally.

**7. Explain how the public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.**

The Applicant is submitting the proposed amendment within the city's annual comprehensive plan amendment process as set forth in 19.04C.035(C). However, the timing of the annual review is likely to coincide or be combined with a GMA mandatory periodic update. Thus, this timing is ripe for this type of proposed amendment with requires mapping changes, as well as at least one policy amendment.

The public interest will be served based on the following:

- A modest increase in industrially zoned lands, leading to additional future employment opportunities as well as an expanded non-residential property tax base to support city services.
- Zoning boundaries that are drawn to reflect existing site and future development conditions and challenges, which adjusted boundaries reflect more appropriate transitions and reduce potential conflicts between uses.
- Planned land uses that reflect market conditions, improving the city's ability to attract economic investment and economic development.
- Improved future housing diversity, including some missing middle housing types.



**8. Describe how the amendment request meets the five factors for granting or denial of amendment:**

- The effect upon the physical, natural, economic, and/or social environments.

**Physical and natural environments:** The site is undeveloped, and the proposal takes advantage of the opportunity to align the zoning with the most likely future development scenario. Additional analysis of the development suitability of the site has identified topography and geology that warrant reconfiguration of the zoning to utilize these natural features to create better transition between the residential and industrial zoning. Additionally, because of the natural features of the site, the proposed 10.88 acres to be swapped from residential to industrial zone would be closer (distance wise) to the river but would be located with a greater physical separation (via geology, topography, etc.).

**Economic Environments:** The proposed reconfiguration of zoning considers multiple economic factors, including the following:

- It more fully recognizes the likely site development costs as well as the expense of extending water and sewer infrastructure to the edge of the city limits.
- It creates a more congruent industrially zoned area that improves site planning and the likelihood this area can develop as an industrial park. Further, the amendment would create an industrial site more likely to attract larger industrial employers as opposed to small warehouse and storage spaces.
- Provides better separation (physical) between residential and industrial uses, which will improve the future property values of both zoned areas.

**Social Environments:** As indicated throughout the Comprehensive Plan, the city envisions a stronger connection between living and working in Granite Falls, as well as safe connections between residential neighborhoods and industrial employment areas. The proposed amendment seeks to improve these interactions and help the city achieve that vision.

- The compatibility with, and impact on, adjacent land uses and surrounding neighborhoods including whether the amendment would create pressure to change the land use designation of other properties in the vicinity.
  - Adjusting some of the R9600 zoning to MR zoning at the NE corner of the property would provide a more typical zoning transition that steps down the intensity of uses. This would also promote clustering of units in the MR zoned area, which could contribute to opportunities to provide a better visual buffer between uses.
  - Adjusting a 2.68-acre area along the eastern boundary would improve compatibility between the zoning on the site and the existing, adjacent rural residential development.
  - By reconfiguring the boundary between the existing residential and industrial zones on the property, the proposed zoning configuration better aligns with the current (and future anticipated) topography of the site.
    - The residential zoning would be north of the highest point on the site and on a downslope. This would provide improved visual and physical separation between the residential and industrial uses. The elevation on the industrial land would be modified to match the lower elevation of the existing industrial lands, which would improve future industrial site design that support concepts which could include multiple buildings of varying sizes as well as potentially accommodate one or more larger industrial buildings.

- Lastly, a conceptual site plan (not intended to be a proposed development plan) indicates that the proposed zoning configuration may allow for the creation of greenspace/open space along the South Fork of the Stillaguamish River, which would afford greater habitat protections and potentially provide opportunities to incorporate some public access to these areas.
- The adequacy of, and impact on, public facilities and services, including utilities, roads, public transportation, parks, recreation, and schools.

The proposed redesignation and rezone in this application is a non-project action, not a specific development proposal. The ultimate site design and development plan(s) will have greater influence on achieved densities and the mix and intensity of land uses.

**Transportation:** That said, the proposed reconfiguration creates additional industrial land, which may result in slightly higher trip counts and/or a great percentage of truck trips that current zoning. And in those areas proposed to be rezoned to provide for more housing diversity, the most diverse housing options (while slightly higher in number) are likely to have lower trip generation rates per the International Transportation Engineers (ITE) Manual.

**Utilities:** The proposed amendment is likely to create a better zoning configuration that reflects market conditions and provides an appropriate concentration of sewer connections to justify the expense of extending those facilities to this part of the city. These connections in turn are critical to the city, which is currently in the process of financing and construction and new sewerage treatment plant that will rely on connection fees to offset the expense and pay down the debt.

**Other Public Services:** The proposed amendment will increase the non-residential tax base of the city and help off-set service costs. The residential development as reconfigured by the proposed amendment would create more compatibility and improved transitions between uses on the Applicant's site as well as adjacent uses, reducing potential calls to the city police related to nuisances (noise, light, etc.).

**Public Transportation:** There is no public transportation currently to the site. The proposal should have no effect.

**Parks.** The proposed amendment combined with a development agreement and the use of the city's Planned Residential Development tool are likely to result in greater planning of on-site parks and may result in increased public access to areas around the South Fork of the Stillaguamish.

**Schools:** Student generation rates vary greatly depending on the housing type. The proposed amendment would support greater housing variety in the proposed residential areas, but it would be difficult to forecast impacts beyond that. School Districts are required to update their capital facilities plans every two years, which allows the district to address new development anticipated and adjust impact fees accordingly based on student generation rates. Further, school districts routinely utilize non-permanent capacity (portables) to handle variations in student enrollments.

- The quantity and location of land planned for the proposed land use type and density.

The Applicant's parcels are some of the largest undeveloped contiguous parcels remaining in Granite Falls, which provides the city and Applicant a unique opportunity to make a minor adjustment (10.88 acres) between residential and industrial zoning. Additionally, by making a modest adjustment in the residential zoning for 17.09 acres, the city would improve its planning to accommodate a great variety of housing, which is consistent with the county's Housing Needs Report.

The location, and the quantity of industrial land associated with this site is a large canvas by which the city

can realize long-term economic development benefits. The Applicant's proposed amendments will help the city realize those benefits sooner.

- The effect, if any, upon other aspects of the Comprehensive Plan.

A broader and more detailed review of the proposal's consistency with the Comprehensive Plan follows this questionnaire.

**9. Describe how the amendment request meets the six requirements for granting or denial of amendment:**

- The amendment must be consistent with the Growth Management Act and other applicable State laws.

Applicant hereby provides the following analysis of consistency with the Growth Management Act.

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Applicant's proposed zoning reconfiguration improves the development suitability of the site, will support the extension of urban utilities to this part of the city limits, and optimizes the future use of the land to support long-term housing and employment goals.

- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Applicant's proposed zoning reconfiguration is within the City Limits and does not result in conversion of undeveloped land into sprawling, low-density development. In contrast, the Applicant's proposal would improve the efficiency and utilization of existing lands zoned for residential and industrial development.

- (3) Transportation. Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.

The Applicant's proposed reconfiguration of the zoning would align residential zoning with future housing needs and provide for housing adjacent to a more congruent industrial zone. The near location of housing and future employment opportunities create potential for a reduction in vehicle miles traveled.

- (4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The Applicant's proposal would help the city plan for an accommodate a greater diversity of housing types and promote a housing stock that is more accessible to those who would want to live and work in the same community.

- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Applicant's proposed reconfiguration of zoning would minimally expand (by 10.88 acres) the city's industrial area but would make the industrial area a more congruent and optimized zone that will support future industrial employment growth. The Applicant believes that as the Cascade Industrial Center is developed more fully, lease rates will increase and push smaller manufacturers, wholesalers, contractors, and distribution companies to seek out facilities in locations like Granite Falls. The proposed amendment prepares this location to serve those growth opportunities.

- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

The proposed amendments do not negatively impact property rights.

- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

The proposed amendment is timely submitted to be considered as part of the city's amendment process and in concert with the mandatory periodic update. No permits for development are sought at this time.

- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

The proposed amendment has no impact on resource-based industries including productive timber, agricultural, or fisheries industries. The proposed amendment would not create a new incompatibility between the zoned uses on the Applicant's site and adjacent resource industries located outside the UGA.

- (9) Open space and recreation. Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

The Applicants proposal would provide for access to needed development codes, standards and flexibility to create a future residential development that can incorporate open space features and recreation. This may even include the ability to create more public access around the South Fork of the Stillaguamish.

- (10) Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The Applicant's proposal is a non-project action and would not have any immediate impact on the environment. That said, Applicant's proposal reconfigures the zoning to better align with comprehensive plan policies, natural features on the site, etc.

- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

The Applicant's proposal is being initiated through a citizen-initiated process and is likely to be considered concurrently or within the city's mandatory periodic update. The timing of the proposal will ensure maximized opportunities for public participation.

- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Applicant's proposed changes are minor in nature and are not anticipated to result in any decrease in levels of service below adopted standards.

- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

The proposed zoning reconfiguration does not directly address historic or cultural preservation; however, any future development would be required to analyze historic and cultural resources as appropriate.

- (14) Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

The Applicant believes that the proposed reconfiguration improves the city's ability to be prepared for climate resiliency. First, it would create a more diverse housing stock. Second, it would improve the likelihood the industrial area develops efficiently and creates employment opportunities for residents to live and work in the city. Even if a small percentage of residents were to transition to local employment, such change will dramatically reduce vehicle miles traveled. Further, as a matter of social justice, the ability for living wage jobs to be created in Granite Falls lessens burdens on those who've had to drive until they could afford housing – persons that presently experience long commutes that burden them with higher transportation expenditures and more time away from their family and social opportunities within the community.

- (15) Shorelines of the state. For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.

The Applicant's proposal aims to keep any development as far away from the South Fork of the Stillaguamish as possible.

- The amendment must be consistent with the applicable County-wide Planning Policies.

The Applicant's proposal is consistent with and will help implement the Countywide Planning Policies as follows:

DP-6: City and County comprehensive plans should locate employment areas and living areas in close proximity in order to maximize transportation choices, minimize vehicle miles traveled, optimize the use of existing and planned transportation systems and capital facilities, and improve the jobs-housing balance.

This proposal would optimize an employment area that's within a reasonable proximity to land zoned for housing, as well as provide for more flexible housing types (which in turn supports housing for workforce). Applicant's proposal would help minimize vehicle trips and improve the jobs to housing balance in Granite Falls.

DP-36: Jurisdictions should develop high quality, compact urban communities that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

This proposal would utilize minor changes in zoning to create more diverse housing options, providing a greater choice in housing types and offer housing options for nearby employment opportunities. This may also encourage transit use, as well as walking and biking.

DP-38: The County and cities should reduce disparities in access to opportunity for all residents through inclusive community planning and making investments that meet the needs of current and future residents and businesses.

With housing costs continuing to rise and housing needs more diverse, the proposed amendment would provide the zoning foundation from which future housing needs can be met.

DP-42: The County and cities should conserve designated industrial land for future industries and related jobs by:

- a. Protecting industrial land from encroachment by incompatible uses and development on adjacent land;

This proposal to reconfigure zoning would create better and more appropriate transitions between the industrial and residential zoned areas.

- b. Discouraging non-industrial uses on industrial land unless such uses support and enhance existing industrial land uses; and

This proposal would add approximately 10.88 acres of industrial zoning to optimize the potential for a future industrial park in Granite Falls.

- c. Discouraging conversion of industrial land to other land use designations unless it can be demonstrated that a specific site is not suitable for industrial uses.

The intention of this reconfiguration is to adjust the locations of residential and industrial zones to reflect topography and other site conditions more appropriately. There is no conversion of industrial lands to a non-industrial use.

HO-4: The county and cities should implement policies that allow for the development of moderate density housing to help meet future housing needs, diversify the housing stock, and provide more affordable home ownership and rental opportunities. This approach should include code updates to ensure that zoning designations and allowed densities, housing capacity, and other restrictions do not preclude development of moderate density housing.

The proposed amendment would allow for the development of more diverse housing options. This would help Granite Falls create more housing options.

ED-2: The County and cities should foster an equitable business and regulatory environment that supports and encourages the establishment and growth of small and startup businesses, especially those that are woman- and minority-owned.

Much of the industrial development in Snohomish County is medium to large scale industrial, which isn't suitable for small business and/or startups that need small buildings. And the rapid development of the Cascade Industrial Center is very likely to displace a number of smaller businesses and startups as lease

prices rise. Thus, Applicant's proposal to create a more congruent industrial site provides opportunities for flexibility in building sizes as well as space that can accommodate smaller businesses and startups.

ED-3: Jurisdictions should prioritize multi-modal transportation system linkages between growth centers, manufacturing/industrial centers, and residential areas to support economic development and improve access to a wide variety of job opportunities and employment.

This site would continue to locate residential and industrial development near each other, but would provide for improved transitions and compatibility.

ED-5: Jurisdictions should promote economic and employment growth that creates a countywide economy that consists of a diverse range of living wage jobs for all of the county's residents.

This proposal would add 10.88 acres of additional industrially zoned land in Granite Falls and create a more targeted area to attract industrial developers and/or small businesses. Such industrial opportunities are likely to create living wage jobs and improve the city's non-residential property tax base.

ED-13: Jurisdictions should recognize, where appropriate, the growth and development needs of businesses of local, regional, or statewide significance and ensure that local plans and regulations provide opportunity for the growth and continued success of such businesses.

Small businesses and startups already struggle to identify industrial space for lease. As the Cascade Industrial Center grows, smaller businesses in spaces within Arlington and Marysville will see lease rates rise to levels that require they look to other locations within the market. Granite Falls is a potential industrial area where some of these businesses could be relocated. Currently, there is not an abundance of available industrial space in Granite Falls that caters to the needs of these small businesses.

ED-18: Jurisdictions should identify the potential for physical, economic, and cultural displacement of existing locally owned, small businesses as a result of development or redevelopment and market pressure. Jurisdictions should consider a range of mitigation strategies to mitigate the impacts of displacement to the extent feasible.

This proposal would improve the industrial zoned area within Granite Falls and have the potential to attract displaced businesses from nearby communities.

PS-4: The County and cities should support the planned development of jobs and housing through strategic investment decisions and coordination of public services and facilities.

The Applicant's proposed amendment recognizes that reconfiguration of zoning is necessary to create the economic conditions which can support extension of the city's utilities to the site. The proposed zoning changes are a minor investment by the city in the long-term success of attracting employment growth, as well as needed housing.

- The amendment must not be in conflict with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan.

The amendment does not conflict with the Comprehensive Plan (also see analysis above). Further, the following is a responsive review of the Community Vision and the relationship to this proposal:

#### *Vision*

*Granite Falls is the gateway to the historical Mountain Loop Outdoor Recreation Area and is nestled at the base of Mount Pilchuck, the westernmost peak of the Cascade Mountain Range. Our vibrant City is committed to achieving balance between community expectations and attainable resources by satisfying*



*the needs of visitors and residents alike. Our City expresses the history of the turn of the century mining and logging operations, the adventure associated with outdoor recreation, and the subtle pleasure that comes from living in a northwest town.*

*Our unique location, historical relevance, and accessibility to outdoor recreation “attract” thousands of tourists, while our services, accommodations and hospitality cultivate in those visitors a year-around desire to “return”.*

The Applicant’s proposal to reconfigure the zoning will help the city have a more market viable industrial area that can attract new business investment. Given the city’s location and access to outdoor recreation, such reconfigured zoning districts have the potential to support more diverse investments in locating businesses in the industrial and industrial retail areas, which businesses may include retail or wholesale components and/or cater to specific outdoor and recreation lifestyle customers.

*All essential needs for goods, services, health and wellness are met within the City, but those who choose to commute to work or shop are supported by well-planned transportation elements. Having a traditional small-town Americana appearance, Granite Falls has a nationally recognized school system, a vibrant commercial district, well-connected neighborhoods, and parks and open areas. All of these qualities are combined within a compact Urban Growth Area, to provide an enviable family environment that fosters among residents of all ages the lifelong desire to “stay”.*

Applicant’s proposed amendment would improve upon the existing industrial zoning within the community to create a more congruent site for planning future industrial uses. Additionally, the proposal will create a better separation and transition between the industrial zoning and the residential zoning, ensuring a future, well-connected neighborhood with open spaces that is also located near employment opportunities.

*Granite Falls is “open for business” attracting companies that provide living wage jobs. These companies operate in harmony with the City, allowing employees to work within walking or bike riding distance of where they want to live. By maintaining a strong local economy based on a balance of tourism, commerce and industry, Granite Falls attracts and supports new businesses and citizens to help shape the future we collectively desire to “build”.*

The Applicant’s proposal is focused on creating a more viable industrial area that can attract living wage jobs to Granite Falls and ensuring that the residentially zoned areas provide a diversity of housing options that encourage people to live near work and become contributors to the community.

*As the gateway to the Mountain Loop Recreation Area, one of the top tourist attractions in the region, Granite Falls has the air of excitement, the elements of adventure, and the friendliness one associates with a small mountain village. Granite Falls is a jewel in the crown that Snohomish County has as a place that is “Close to everything, far from ordinary.”*

- The amendment can be accommodated by all applicable public services and facilities, including transportation.

This proposal is a non-project action that does not require public facilities and services. However, the proposed amendment will position the Applicant’s site to be more economically and efficiently served at the time a development application is proposed and the city’s sewer moratorium has expired.

will require extension of the current water and sewer systems. The applicant understands that any sewer extensions would have to wait until upgrades to the current sewer treatment plant can be performed. Any extension of the water or sewer systems would be done in conjunction with the city to ensure that all work being performed or connected to the public system meetings the standards set forth by Granite Falls.

- The amendment will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents.

The proposed reconfiguration is designed to reduce the potential for impacts on existing sensitive uses, businesses and residents by improving the separation and transition between the residential and industrial zones, by modifying the residential zoning to allow for greater housing diversity and enabling the use of the PRD tool to achieve a site design that better protects those areas nearest the South Fork of the Stillaguamish River. Further, it protects adjacent and established businesses along the NE of the site from potential encroachment by residential development, as well as further limit the total area along the east boundary where the industrial zone abuts rural residential homes.

- The amendment will result in long-term benefits to the community as a whole, and is in the best interest of the community.

This proposal furthers the city's economic development goals of having industrial development in the city limits. It will also create more diverse housing for those who wish to stay in Granite Falls or move to Granite Falls to be near employment. The Applicant's reconfiguration of the zoning will add non-residential property tax base (future) to the city, ensure appropriate transitions and compatibility between residential and industrial uses, and support housing near future employment.

# EXHIBIT B

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

**A. Background**

1. Name of proposed project, if applicable: CPA-ZMA 2023-001, Miller Properties CPA/ZMA

2. Name of applicant:

Miller Shingle Company

3. Address and phone number of applicant and contact person:

**Applicant:**

Miller Shingle Company  
20820 Gun Club Road  
Granite Falls, WA, 98252  
360-691-7727

**Consultant:**

Toyer Strategic Advisors, Inc.  
10519 20<sup>th</sup> Street SE Suite 3  
Lake Stevens, WA, 98258  
425-344-1523

4. Date checklist prepared: October 15, 2023

5. Agency requesting checklist: City of Granite Falls, Washington

6. Proposed timing or schedule (including phasing, if applicable):

Application to Re-Designate & Rezone	Now
Staff Review & Evaluation	TBD
Notice of Application	TBD
SEPA Notice & Appeal Period	TBD
Staff Recommendation	TBD
Planning Commission Hearing	TBD
Planning Commission Recommendation	TBD
City Council Decision (Closed Record)	TBD

*\*\*Note\*\* Proposed redesignation and rezone could be considered concurrent with the City's GMA mandated ten year periodic update per RCW 36.70A.130.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not at this time. Presently, the Applicant is only proposing a reconfiguration of the land use designations and zoning for certain properties. However, should the reconfigured land use designation and zoning be approved, the Applicant is likely to submit a future development application, which application would be required to submit its own a project level SEPA and have its own review and approval process.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Consultant has conducted one walk through of the site. No environmental information has been prepared at this time as it is a non-project action. Detailed environmental review will be performed as part of any future project specific development application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other government approvals are currently pending for this site.

10. List any government approvals or permits that will be needed for your proposal, if known.

No other government approvals are needed to affect the reconfigured land use designations and zoning. Any future site-specific development application would be required, unless exempt under WAC 197-11-800, to complete a project level SEPA review, as well as apply for land use approval and related permits prior to proceeding with any development.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Applicant is seeking a non-project action to reconfigure the land use designations and zoning of approximately 171 acres of residential and industrial zones properties along the NE edge of Granite Falls' city limits. The properties are currently zoned a combination of Light Industrial, Heavy Industrial, and R9600.

Current zoning is:

- ± 99.61 acres of R9600 zoning
- 0 acres of MR zoning
- ± 16.70 acres of Light Industrial Zoning
- ± 55.59 acres of Heavy Industrial Zoning

After the reconfiguration, the land use designations and zoning would result in:

- ± 71.63 acres of R9600 zoning
- ± 17.09 acres of MR zoning
- ± 24.45 acres of Light Industrial zoning
- ± 58.74 acres of Heavy Industrial zoning

The reconfiguration is necessary as the current boundaries of the land use designations and zoning do not fully reflect topographical and geological changes in the property that will directly contribute to ensuring appropriate transitions between residential and industrial properties. Such transitions are necessary to achieve land use compatibility between the zone. Further, the

residential zoning is proposed to be adjusted to help the city provide a greater variety of housing types, including (potentially) certain missing middle housing types that would be supported by the MR zoning.

See the attached map demonstrating the reconfiguration.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject parcels are located in Section 7, Township 30, Range 7E W.M. and Section 18 Township 30, Range 7E. See attached Snohomish County Assessor map.

## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

±10% slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Elwell-Olomount-Rock outcrop complex, 30 to 60 percent slopes  
Everett very gravelly sandy loam, 0 to 8 percent slopes  
Nargar-Lynnwood complex, 30 to 65 percent slopes  
Ragnar fine sandy loam, 0 to 8 percent slopes  
Skykomish gravelly loam, 0 to 30 percent slopes  
Tokul-Winston gravelly loams, 25 to 65 percent slopes  
Winston gravelly loam, 0 to 3 percent slopes

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Neither the City's geological hazard mapping or Snohomish County maps indicate potential for landslide hazards. However, County maps indicate that the Tokul-Winston gravelly loams and Elwell-Olomount-Rock outcrop complex soils have potential for erosion.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This proposed reconfigured land use designations and zoning would not directly result in any filling, excavation, or grading. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and submit grading and temporary erosion and sedimentation control plans for approval.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Potentially. Certain soils identified on site have higher susceptibility for erosion. However, the proposed redesignation and rezone would not directly result in any clearing, construction, or use that could cause erosion. Any future site-specific development proposal, unless exempt by WAC 197-11-800, would be required to complete a project level SEPA, submit grading plans for approval, identify temporary erosion and sedimentation control measures, and construct required stormwater facilities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No construction project is proposed at this time. The reconfiguration of the land use designation and zoning is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and comply with applicable city standards for maximum impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None proposed, this is a non-project redesignation and rezone action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and, if necessary, propose measures to reduce or control erosion.

## **2. Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This proposal is non-project redesignation and rezone that will not directly result in any emissions. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and comply with applicable air quality regulations.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None proposed. The proposal is a non-project redesignation and rezone that will not directly create any new emissions. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and comply with applicable regulations.

### 3. Water

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is an unnamed pond located on the site that was likely created as part of past (and current) mining activities in the area. Additionally, the South Fork of the Stillaguamish River borders the site on the north. The County's GIS indicates desktop 'remote sensing' of the potential presence of small isolated wetlands on the site; however there has been no reconnaissance performed. According to the National Wetlands Inventory there is a 5.43 acre Freshwater Forested/Shrub Wetland habitat classified as a PSSC located approximately 300 feet east of the site

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This proposal is a non-project action that will not directly require any work over, in, or adjacent to the described waters. Any development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA, delineate critical areas on and adjacent to the site, and comply with applicable city critical area standards.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. The proposed non-project redesignation and rezone will not directly result in any filling or dredging of surface water or wetlands. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No. This proposal is a non-project action that will not directly result in any surface water withdrawal or diversions. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The northern most edge of parcel 30070700100400 falls within Zone A of the FEMA Flood Hazard data. A copy of the map from the County's GIS is attached.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No. This proposal is a non-project action that will not result in any discharges of waste materials to surface waters. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.



b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. This proposal is a non-project action that will not result in any ground water being withdrawn from a well. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This proposal is a non-project action that will not result in any discharges of waste materials into the ground. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This proposal is a non-project action that will not result in water runoff, nor require collection or disposal of water run off. Any future site-specific development proposal, unless exempt by WAC 197-11-800 be required to complete a project level SEPA.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No. This proposal is a non-project action that will not result waste materials entering ground or surface waters. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This proposal is a non-project action that does not directly alter or otherwise affect drainage patterns in vicinity of the site. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None proposed. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

#### 4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None. The proposed redesignation and rezone will not directly result in the removal or alteration of any vegetation. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

c. List threatened and endangered species known to be on or near the site.

None known. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and comply with any local requirements for landscaping (including plant types and ratios).

e. List all noxious weeds and invasive species known to be on or near the site.

This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

#### 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

During Consultant's visit to the site, Consultant observed the presence of songbirds. No other mammals or birds were observed; however, the area is known to have deer and the South Fork of the Stillaguamish is known to have several species of fish.

This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and observe for indications of other bird and animal activity specific to the site.

b. List any threatened and endangered species known to be on or near the site.

WDFW mapping indicates the potential presence of the Northern Spotted Owl within the subject Township (as well as five adjacent Townships).

c. Is the site part of a migration route? If so, explain.

The site (and area) is generally located within the Pacific Fly-way. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed. This proposed rezone is a non-project action that will not directly impact any wildlife. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

e. List any invasive animal species known to be on or near the site.

None that Consultant is aware of. This proposal rezone is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

## **6. Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None. This proposed redesignation and rezone is a non-project action that will not directly result in any energy needs. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. This proposal is a non-project action that will not directly result in any impact to the use of solar energy on adjacent properties. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None proposed. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA and address any requirements for energy conservation.

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No. This proposal is a non-project action that will not result in any environmental health hazards. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

- 1) Describe any known or possible contamination at the site from present or past uses.

None that Consultant is aware of. This proposal is a non-project action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to complete a project level SEPA.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The subject parcels were acquired by the Miller family over a period of decades beginning in 1946 when the mill was acquired. There had been a mill on-site continuously for quite a long time (interrupted by occasional fires). The mills constructed and used the millpond to dump and store logs and then float the logs into the mill on a log chain. Additional log storage was created around the millpond to accommodate log truck deliveries over Gun Club Road and Wayside Mine Road. At one point in time a rail spur was built from the near-by main rail line in order to facilitate log deliveries. Until 2010-2012, the central mill site was almost entirely surrounded by dense stands of 100+ year old fir and hemlock.

The site had been logged around the turn of the century and was logged again in 2010-2012 at which time the larger flatter areas were cleared, leveled and converted. Most of the buildings nearest to the mill structure supported the shake and shingle mill operation (remanufacturing, inventory storage, repair shop, etc.). The buildings further south supported the logging, road-building and trucking operations that harvested timber throughout northwestern Washington and occasionally further afield. Initially, most of the logs that were harvested by the Miller logging operations were from the nearby national forest, but logging was effectively shut down in that area in the late 1980s and early 1990s.

Western red cedar was exclusively used to supply the shake and shingle mill so there was never an environmental hazard with respect to the cedar mill products as opposed to those hazards historically found in hemlock sawmill operations.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This proposed redesignation and rezone is a non-project action. No toxic or hazardous chemical will be stored, used or produced as a direct result of this proposal. Any future site-specific development proposal would be required, unless exempt by WAC 197-11-800 to complete a project level SEPA review and comply with applicable codes and standards.

- 4) Describe special emergency services that might be required.

This proposal is a non-project action. No special emergency services are required as a direct result of this proposal. Any future site-specific development proposal would be required, unless exempt by WAC 197-11-800 to complete a project level SEPA review.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed. This proposal is a non-project action.

#### **b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise in the area of the proposal include vehicular traffic (heavy trucks and passenger vehicles) on Wayside Mine Road, Quarry Road, and the Mountain Loop Highway. Additionally, the site is adjacent to the Granite Falls Sportsman Club (gun club/shooting range), fire training facility, several industrial businesses with outside operations, and active quarries.

Noise in the area will not affect this proposed non-project action.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This proposed redesignation and rezone is a non-project action and no noise would be direct created by this action. Any future site-specific development proposal, unless exempt by WAC 197-11-800 would be required to identify the types of noises that may be created.

- 3) Proposed measures to reduce or control noise impacts, if any:

None proposed. This is a non-project action.

### **8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

North: South Fork of the Stillaguamish River

West: Rural residential (outside the UGA)

South: Vacant land used for mining, gun club and fire training facility

East: Low density residential (outside the UGA)  
Onsite: Shingle production, storage, and office.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site is not currently used for agricultural purposes and is not designated as agricultural land of long-term commercial significance.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No. This project is a non-project action that will not affect or be affected by surrounding working farm or forest land.

- c. Describe any structures on the site.

The Miller Shingle Company currently operates a main office and several outbuildings on this property.

- d. Will any structures be demolished? If so, what?

No. This proposal is a non-project action that will not directly result in the demolition of structures.

- e. What are the current zoning classifications of the site?

Light Industrial, Heavy Industrial, Residential 9600

- f. What are the current comprehensive plan designations of the site?

Industrial and Residential

- g. If applicable, what is the current shoreline master program designation of the site?

A portion of the northern part of parcel 30070700100400 along the South Fork of the Stillaguamish River is a shoreline of statewide significance and falls within the shoreline jurisdiction according to Figure 1 and the City's Shoreline Master Program. This area has a shoreline designation of Urban Conservancy.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review.

i. Approximately how many people would reside or work in the completed project?

This proposal is a non-project action that will not directly result in a decrease or increase in the number of people residing or working at this location.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed. This is a non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed land is already zoned for residential and industrial uses. The proposed reconfiguration of the zoning is intended to improve the compatibility of the existing land use designations (based on topography and geology) and allow for a great variety in housing.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed. This is a non-project action.

## **9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None. This proposal is a non-project action. However, with the proposed redesignation and rezoning, there would be the potential for a greater diversity in housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units will be directly eliminated as a result of this proposed rezone. If redesignation and rezoning were approved, more housing units would be allowed on these properties resulting in a net increase of housing.

c. Proposed measures to reduce or control housing impacts, if any:

None proposed. This proposal is a non-project action.

## **10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable. This proposal is a non-project action.

b. What views in the immediate vicinity would be altered or obstructed?

None.

b. Proposed measures to reduce or control aesthetic impacts, if any:

None proposed. This proposal is a non-project action. However, the proposal would reconfigure the boundary between the residential and industrial zones to utilize the site's topography and natural fall from the highest point on the site to the north as a means to visually and physically separate the residential uses (to the north) from the industrial uses (to the south and southwest).

### **11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and comply with applicable standards for lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and address any light or glare that may be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

None that Consultant is aware of. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review.

d. Proposed measures to reduce or control light and glare impacts, if any:

None proposed. This proposal is a non-project action.

### **12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Granite Falls Dog Park, Riverscene Park, Frank Mason Park, Granite Falls Fishway (Mountain Loop Highway Pull-off), Lime Kiln Trailhead, Granite Falls Sportsman Club, Oreilly Acres Reserve, and Masonic Park.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. This proposal is a non-project action.



- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed. This proposal is a non-project action.

### **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None that consultant is aware of. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and may be required to complete further analysis of historic and cultural resources.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None that consultant is aware of and no analysis has been completed for this proposed redesignation and rezone as it is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and may be required to complete further analysis of cultural resources.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None that consultant is aware of. This proposal is a non-project action. Any site-specific development proposal would, unless exempt by 197-11-800, be required to complete a project level SEPA review and may be required to complete further analysis of cultural resources.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed. This proposal is a non-project action.

### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

State Route 92, Quarry Road, and Mountain Loop Highway.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The closest transit stop to the site is on the corner of E Stanley and S Alder Streets in downtown Granite Falls. This is part of Community Transit route 280 with service from Everett, through

Lake Stevens and into Granite Falls. This route connects to the Everett Station which allows riders to then take Community Transit buses or ride Sound Transit outside the county.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None. This proposal is a non-project action and would not directly impact parking.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposed reconfiguration of the land use designations and zoning will not directly require new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities.

Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review and a project specific transportation impact analysis (TIA) to identify any improvements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No. This is a non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non passenger vehicles). What data or transportation models were used to make these estimates?

None. This is a non project action. Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review and a transportation impact analysis (TIA) to identify any improvements.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. This proposal is a non-project action.

- h. Proposed measures to reduce or control transportation impacts, if any:

None proposed. This is a non-project action. Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review and a transportation impact analysis (TIA) to identify any improvements.

## **15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No. This proposal is a non-project action. Any future site-specific development would be required, unless exempt from WAC 197-11-800, to complete a project level SEPA and identify any increased needs for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed. This is a non-project action.

**16. Utilities**

a. Circle utilities currently available at the site.

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review. Further, any future development of the site would need to extend sanitary sewer to the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None proposed. Any future site-specific development would be required, unless exempt by WAC 197-11-800, to identify utilities proposed for the project.

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Peter Condyles

Name of signee: PETER CONDYLES

Position and Agency/Organization: SR. PROJECT MGR | TOYER STRATEGIC ADVISORS

Date Submitted: 3/21/2024

## **D. Supplemental sheet for nonproject actions**

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project proposal is not likely to directly increase discharge to water, emissions to air, etc. Future development of the property, under either zoning designation, would produce surface water runoff that would be addressed through compliance with surface water regulations. SWPPP would also be required at time of development application.

Any future site-specific development proposal would be required, unless exempt from WAC 197-11-800, to complete a project level SEPA review to address impacts that future proposal might have on discharge to water, emissions to air, etc.

Proposed measures to avoid or reduce such increases are:

None proposed. Any future site-specific development proposal would be required, unless exempt from WAC 197-11-800, to complete a project level SEPA review and future development would only be allowed after approval of drainage plans, TESC plans, etc.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal is not likely to affect plants, animals, fish or marine life. The zone proposed for rezone is within an urban growth area (UGA) and has been designated and zoned for urban development within a 20-year comprehensive plan.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed. This proposal is a non-project action. Any future site-specific development proposal would be required, unless exempt under WAC 197-11-800, to complete a project level SEPA review.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is not likely to deplete energy or natural resources. The proposal is a non-project action to change a land use and zoning designation. Future development of this site has been anticipated in local and regional land use plans and will occur in some form regardless of the land use designation or zoning. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review.

Proposed measures to protect or conserve energy and natural resources are:

None proposed. This is a non-project action and would not have any direct impacts on energy conservation or natural resources. Any future site-specific development would be required, unless exempt by WAC 197-11-800, to complete a project level SEPA review.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal is a non-project action and not likely to directly use or affect environmentally sensitive areas or areas designated for government protection. Future development of this site has been anticipated and planned for in local and regional land use plans and development will occur in some form regardless of the land use designation or zoning. Any future site-specific development proposal would, unless exempt by WAC 197-11-800, be required to complete a project level SEPA review.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed. The proposal is a non-project action to change land use. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review and comply with local regulations pertaining to protection of sensitive areas. The City's code establishes regulations to protect environmentally sensitive areas based on the type of sensitive area and not the type of land use designation and zoning.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not likely to affect land and shoreline use nor allow or encourage land or shoreline use incompatible with existing plans. The proposed land use designation and zoning are consistent with the adjacency of other land use and zoning designations in the immediate area. The application of the rezone to this site would not be incompatible with adjacent uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None proposed. This is a non-project action and does not directly affect any designated shorelines. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review and comply with local regulations pertaining to protection of sensitive areas or shorelines, if any.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal is a non-project action. Any future site-specific development proposal would be, unless exempt by WAC 197-11-800, required to complete a project level SEPA review and complete a transportation impact analysis (TIA) to identify the specific project impacts on the transportation system.

Proposed measures to reduce or respond to such demand(s) are:

None proposed. This is a non-project action. However, any future site-specific development proposal would, unless exempt by WAC 197-11-800, be required to complete a project level SEPA review and a transportation impact analysis (TIA) to identify the specific project impacts on the transportation system.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This is a non-project action that is not likely to conflict with any local, state, or federal laws or requirements for the protection of the environment.

# EXHIBIT C



## GRANITE FALLS

### STATE ENVIRONMENTAL POLICY ACT

#### DETERMINATION OF NONSIGNIFICANCE

**Lead agency:** City of Granite Falls

**Agency Contact:** Eric Jensen, Community Development Director,  
eric.jensen@ci.granite-falls.wa.us, (360) 691.6441

**Location of proposal:**

The proposed non-project Comprehensive Plan Amendment and Zoning Map Amendment (Project # CPA/ZMA 2023-001) includes certain properties located along Mountain Loop Hwy. in Granite Falls, WA 98252 (Latitude 48° 4' 45" N, Longitude -121 58'29" W). The proposed non-project amendment effort includes approximately 172 acres consisting of Parcel Nos. 30070700100400, 30070700400100, 30070700400200, 30070700401001, 30070700301300, 30070700400700, 30070700400900, 30071800100200, 30070700401500, 30070700401400, 30071800100900, and 30070700401000. All work will occur in Section 24, Township 30, Range 6E.

**Description of proposal:**

The applicant has submitted a citizen initiated annual comprehensive plan amendment and Zoning Map amendment (rezone) application under the Granite Falls Municipal Code (GFMC) 19.04C.035(C) to *“optimize the use of Applicant’s property, promote housing variety, and improve the city’s long-term economic development and employment opportunities.”*

With this proposal, the Applicant’s objectives are as follows:

- A. Match the zoning and future uses to site conditions including topography and geology.
- B. Establish a better and more functional transition between the industrial and residential zones.
- C. Align the future development of the property to be consistent with the required investments in site improvements and infrastructure.
- D. Provide for a more cohesive industrially zone area, which area could support a future industrial park and achieve the city’s employment and economic development goals.
- E. Provide for greater housing variety and diversity consistent with the city’s long-term housing needs.
- F. Provide housing options adjacent to the industrial zoning which align future housing and future workforce needs.

**Threshold Determination:**

The City of Granite Falls (Lead agency) has determined that this non-project action proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) **IS NOT** required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist. This information is available to the public for review upon request at Granite Falls City Hall, 215 S. Granite Avenue, Granite Falls, WA 98252 between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday, excluding holidays.

This determination is based on the following findings and conclusions:

As the proposed non-project action includes a request to amend the City of Granite Falls Comprehensive Plan and its associated Zoning Map, there are no associated environmental impacts resulting from this paper action. Any future proposal including the physical development of subject parcels will be evaluated for environmental impacts and a separate SEPA determination will be issued at that time.

**Date of Issuance:** This DNS is issued under WAC 197-11-340(2) on April 24, 2024.

**Deadline for submitting comments/appeals:** 5:00 p.m. on **May 10, 2024**

**Responsible Official:**

Eric Jensen, Community Development Director,  
215 S. Granite Ave.  
Granite Falls, WA 98252  
360.691.6441  
eric.jensen@ci.granite-falls.wa.us

Signature *Eric Jensen*  
(electronic signature or name of signor is sufficient)

Date **April 24, 2024**

**Comment Period:**

There is a fourteen-calendar day comment period for this Determination of Non-significance. Comments on the DNS addressing environmental issues shall be submitted to the City of Granite Falls Planning Department at 215 S. Granite Ave., Granite Falls, WA 98252.

**Appeal process:**

Appeals to the above DNS must be filed with the City of Granite Falls within fourteen calendar days of the date of issuance above (**Appeal deadline: 5:00 pm., May 10, 2024**). Appeals must be filed in writing with the City of Granite Falls Planning Director at the address above. Appeals must be filed in accordance with GFMC 19.07.010(Q). Appeals shall set forth the specific reason, rationale, and/or basis for the appeal.



# 2024 Comprehensive Plan Periodic Update

## Tribal Coordination Element

### Introduction

It is important to be mindful and respectful of the indigenous past and current presence on the land that the City of Granite Falls currently occupies. Many tribes have ancestral homelands in the area of Granite Falls, including the Tulalip, Stillaguamish, Sauk-Suiattle and Snoqualmie tribes. These tribes have lived on and cared for the land since time immemorial and continue to play an important role in the management of the land. It is important that the City not only acknowledges the indigenous past of the land, but also seeks education of indigenous practices and knowledge systems to better care for and manage the land.

In 2022, Washington State Legislature passed House Bill 1717, which allows tribes to participate in planning processes at county and municipal levels. This push for tribal participation in local planning efforts can lead to the creation of important and positive relationships between local and tribal governments. Collaboration efforts when appropriate is an important way to improve relations with local tribes and can inspire improved land management and environmental sustainability.

Some issues of concern identified by a local tribe are recreational impacts on ancestral lands, Native erasure, awareness on how behavior of residents can impact the land, and protection of Culturally Modified Trees (CMT). CMTs are trees that past or current indigenous people have modified in some way. They can have important cultural significance and must be documented and protected when found. Native erasure can be countered through education and awareness efforts. Behavioral awareness and recreational impacts can also be alleviated through education and good land stewardship practices.

### Washington Tribes and the Growth Management Act:

The following are exemplary principles of tribal-local collaborative regionalism:

- Identifying and overcoming historical communication barriers.
- Commitment from elected officials and planners
- Continuous consultation and dispute resolution efforts.
- Prioritization of intergovernmental dialogue / fostering collaborative language.
- Constant monitoring of potential unforeseen obstacles

These principles should guide planning processes in tandem with the acknowledgment of a tribe's sovereign status. Their legitimate political rights to resources and land can create conflicts of interest and exclusionary practices, which must be overcome with a deep understanding of cultural differences and the different types of political entities that can coexist.

On-reservation concerns heavily tie into the overlap of county authority when it comes to land-use and infrastructure. Underdeveloped and underinvested water/sewer infrastructure can compound on top of reservations being subject to the same civil regulations for wells and groundwater extraction, transportation planning is often neglected when it comes to reservation connectivity, forestry practices on trust lands often do not align with tribal cultural sentiments, and development codes are imposed upon reservations without prior consultation.

Off-reservation issues typically regard the lack of notice of developments that can potentially affect watersheds and game management units, with some tribes reporting that even when concerns are expressed, there is little effect on final decisions. Tribes expressed that a lack of regulatory obligation to consider their concerns often resulted in untimely and delayed collaboration efforts or being ignored altogether. Another common off-reservation concern is the lack of instream flow protection. Agricultural practices have proven to have significant adverse impacts on water runoff quality, decreasing available salmon habitat. With 50% of fish spawn being allotted to tribes through treaty rights, diminished spawn is a clear example of economic benefit equating to environmental detriment. Permit exemptions from the Department of Ecology for single family homes also reduced water volume entering streams.

The overall message of tribes' main concerns highlights inconsistency in jurisdictional authority over land and resources and the regulations imposed to maintain and/or utilize them.

## Tribal history in Granite Falls

*<Fred to Insert History Text here>*

## Tribal Coordination Goals and Policies

**Goal TR-1:** Protect Culturally Modified Trees (CMTs) on public and private lands, in consultation with local tribes.

Policy TR-1.1: Include CMTs in the City's policies and practices involving tree management including surveying, protection, and assessments for tree removal.

Policy TR-1.2: Collaborate with local tribes to determine where and how CMTs can be best protected.

Policy TR-1.3: Provide information and training so that CMTs can be recognized, and their importance can be understood.

**Goal TR-2:** Combat erasure of indigenous pasts in the City and surrounding area.

Policy TR-2.1: Set up education and information centers on local tribes and their history in the area.

Policy TR-2.2: Assess existing interpretive signs to determine whether Native erasure is evident.

Policy TR-2.3: Develop and replace interpretive signage as needed to make sure that Native erasure does not occur.

**Goal TR-3:** Decrease the impacts that recreational activity in Granite Falls has on the natural environment and on indigenous ancestral lands.

Policy TR-3.1: Inform residents and visitors of the impact certain behaviors, such as creating illegal trails and littering, can have on the local environment and the homelands of local tribes.

**Goal TR-4:** Increase awareness of the impacts that residents and visitors to Granite Falls have on the land.

Policy TR-4.1: Encourage the use of native plants by the City and its residents whenever possible.

**Goal TR-5:** Create a comprehensive Tribal consultation policy and train staff on new policies.



# Memo

To: Planning Commission  
From: Eric Jensen, Community Development Director  
CC: City Manager Brent Kirk  
Date: May 9, 2024  
Re: **Community Development Report to Planning Commission**

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Here is a summary of some recent activity in Community Development:

- Several permits and other planning-related applications/inquiries were recently received and reviewed including driveway access relocation and demo, signs (McDaniel Hardware), potential rezone/comp plan amendment in the industrial zone, parking issue complaint at Braidwood Village, and more communications re a reasonable use exception for a dwelling unit within a wetland buffer area.
- We completed a survey inquiry by the Wash State Dept of Fish and Wildlife for floodplain permitting.
- In follow up to the recent citizen request to install communication boards in schools and city parks here in Granite Falls, the Council requested staff to work to bring such facilities to public places. As a first phase, we have now purchased a few vinyl models to share with our elementary schools.
- Work continues on preparing draft chapter updates for all Comp Plan elements. I will be working with the Planning Commission on review of the draft Utilities and Capital Facilities Elements at their next few meetings.
- A new draft Tribal Coordination Element chapter has been written to address tribal input in recognition with new State Legislation HB1717. This draft Element chapter will be enhanced further in terms of adding a short history section. While this early draft will be distributed to the PC in advance of next week's meeting, it will be reviewed and discussed at a later meeting (owing to the priority of other elements being reviewed next week).

- I recently met with a Western Washington University Planning class to discuss a student project they are undertaking. This hypothetical effort is to determine the adequacy of whether a City-owned property (808 E. Galena across the street from the library) would be a good location for the development of a missing middle housing (cottage court) project for seniors and other non-traditional families. The results of their effort will be presented to the Planning Commission at its June meeting.
- In coordination with Fred, I am reviewing and encapsulating Snohomish County Tourism Plan information into our upcoming draft Economic Development Element for the comp plan update.
- I am participating on a multi-jurisdictional work group to explore the possibilities of establishing a countywide parks levy that would provide, if approved by the voters, park capital assistance to all municipalities in Snohomish County.
- Work continues on preparing for a community engagement approach addressing the mandatory Racially Disparate Impact Assessment evaluation (in support of the Housing Element).
- A staff report has been completed for next week's Planning Commission Public Hearing and review of the Miller Properties Comprehensive Plan Amendment and Zoning Map Amendment proposal. A SEPA Determination for Nonsignificance has been issued for this project proposal.
- The Snohomish Conservation District recently planted several trees at Jim Horn Park and along portions of E. Union Street. We have received some positive comments from neighbors as a result of these plantings.

# Memo

To: Planning Commission  
From: Eric Jensen, Community Development Director  
CC: City Manager Brent Kirk  
Date: May 9, 2024  
Re: **Matters before the Planning Commission meeting of May 14th**

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Hi folks. For Tuesday's Planning Commission meeting, we will be focusing our efforts primarily on two matters, (1) conducting a Public Hearing on a "citizen-initiated" proposal to adopt a Comprehensive Plan Amendment and Rezone of certain properties; and (2) continuing our review of the latest drafts of some of the Comp plan element chapters.

- (1) For the Miller Properties Comprehensive Plan Amendment and Rezone proposal Public Hearing (project No. CPA/ZMA 2023-001), I am forwarding three exhibits for your review in advance of receiving the staff report and presentation at Tuesday's PC meeting. These exhibits include:
- Exhibit A - The applicants' proposal describing how it meets the requirements for amending the Comprehensive Plan and Zoning Map (as per Granite Falls Municipal Code 19.04C.035(c))
  - Exhibit B - The applicant's completed SEPA Environmental Review checklist providing additional information on the proposal and reflecting the environmental compatibility of the proposal.
  - Exhibit C - The City's issued SEPA *Determination of Nonsignificance* acknowledging that this proposal as presented does not result in any adverse environmental impact if approved. The deadline for any agency or interested party to submit comments on this SEPA determination is tomorrow (Friday 5/10/2024 at 5pm). Following this deadline, I will finalize a short staff report indicating the City's recommendation to approve such a Comprehensive Plan and Zoning Map amendment as proposed.

## CD Memo to Planning Commission for 5-14-2024 meeting

(2) Here is a rundown of the comp plan element chapter review effort:

- *Draft Housing Element & Draft Housing Needs Assessment* – On Tuesday at the meeting we will be distributing a clean version of these documents reflecting the latest revisions. While further PC discussion is not anticipated at this time, Asher will be in attendance to provide an update on these revisions as well as on the RDI work.
- *Draft Transportation Element* – We will be working to incorporate the revisions discussed at the last PC meeting into the full draft plan set for you to review in June/July (we do not anticipate that you will wish to discuss this element further on Tuesday, but if so, we will make time available).
- *Draft Utility Element* – This will be the first PC review of the draft and we expect a full discussion on Tuesday evening. I have previously transmitted this draft to you last month.
- *Draft Capital Facilities Element* – If time permits, we may begin the PC review of this draft on Tuesday. Otherwise, it will be the next Element to be scheduled for review at the June PC meeting. I have previously transmitted this draft to you last month.
- *Draft Tribal Coordination Element* – While we have distributed the Preliminary draft in this agenda packet, it not anticipated that this Element will be reviewed until at least the June meeting, if not July, as time allows.

**Last note:** Please remember to bring your green 3-ring Comp Plan binders to the meeting on Tuesday! We will have 3-holed revised sets for you to incorporate into your binder.

# City Clerk Staff Report

## April 17, 2024

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

*Lakeland Homes, Inc.*  
17701 Mill Valley Rd.  
Granite Falls, WA 98252  
To conduct general contracting business

*Coopers Landscape/Maintenance LLC*  
503 Dogwood Ct.  
Granite Falls, WA 98252  
Landscaping

*NW Consultant Services LLC*  
222 Raybird Ave.  
Granite Falls, WA 98252  
Business consulting, consulting services

*Smashguard LLC*  
210 Anderson Ave.  
Granite Falls, WA 98252  
Contractor, construction, construction estimates

*BBcollectables.com/The Crone (Carey, Barbara J)*  
308 Prospect Ave.  
Granite Falls, WA 98252  
All other general merchandise retailers, collectibles

*Full Circle Home Solutions LLC*  
17902 Mill Valley Rd.  
Granite Falls, WA 98252  
We will install windows and doors

*Ministerios Monte Sinai*  
410 Cascade Ave.  
Granite Falls, WA 98252  
Nonprofit charity organization

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

*Ronk Brothers (Carpe Leo Investments, LLC)*  
809 Rita St.  
Sedro Woolley, WA 98284  
Heating, ventilation and A/C (HVAC) services

-OVER-



**Building Permits Issued:**

*H & H Granite Falls* *Building Permit #2023-080*  
805 W. Stanley St.  
Plumbing work for new fueling station/convenience store building

*Jorge & Mayla Saradpon* *Building Permit #2024-010*  
220 Belmark Ave.  
Residential conversion of garage into master bedroom/studio with bathroom

*City of Granite Falls* *Building Permit #2024-014*  
206 S. Granite Ave.  
Replacement of existing exterior stairway

*Dave Beck* *Building Permit #2024-017*  
408 Wabash Ave.  
Residential heat pump

*Warren Jones* *Building Permit #2024-019*  
504 N. Indiana Ave.  
Residential shower replacement using existing footprint and plumbing

*Genevieve Matteson* *Building Permit #2024-020*  
604 Eagle View Dr.  
Residential forced air furnace

## City Clerk Staff Report May 1, 2024

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

*Coydogs Keys (Coy, Delano Paul)*  
919 Hughes Lane  
Granite Falls, WA 98252  
Locksmith

*Grand Pacific Construction, LLC*  
201 N. Kentucky Ave.  
Granite Falls, WA 98252  
Builder

*NW Structures LLC*  
807 N. Granite Ave.  
Granite Falls, WA 98252  
Construction, contractor

*Perthshire Books (Anderson, Catherine Catherine ADA)*  
310 S. Granite Ave.  
Granite Falls, WA 98252  
Desktop publishing, book publishing

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

*The Bag Lady (Pullen, Rinda L)*  
6512-123<sup>rd</sup> Ave. NE  
Lake Stevens, WA 98258  
T3 Show management services – horse show management services

*Triskel Construction Company LLC*  
3313-212<sup>th</sup> St. NW  
Stanwood, WA 98292-9043  
Construction

*NBLY Co Ops WA Spv LLC/MR. Rooter Plumbing of Seattle*  
1010 N University Parks Dr.  
Waco, TX 76707-3854  
Holding company for a plumbing services company

*Specialty Pump & Plumbing, Inc.*  
8425 Fobes Rd.  
Snohomish, WA 98290  
Heating svc pump svc combined with pump related electrical svc 1/11 plumbing heating well pump svcs.

-Continued-

*Richter Plumbing LLC*  
3028-124<sup>th</sup> Ave. NE  
Lake Stevens, WA 98258-8048  
Plumbing-install, repair, plumbing fixtures, parts and supplies

*Toyota Lift Northwest (Toyota Material Handling Northwest Inc.)*  
19305-72<sup>nd</sup> Ave. S.  
Kent, WA 98032-3100  
All other general merchandise retailers

*Mack Dirt Works LLC*  
10115-32<sup>nd</sup> St. SE  
Lake Stevens, WA 98258  
Excavation

*North End Construction LLC*  
226 S. Camano Ridge Rd.  
Camano Island, WA 98282  
General construction home remodel insurance restoration

*Diversified Northwest, Inc.*  
2941 Chestnut Ave.  
Everett, WA 98201  
Retail telecommunication communication

*Magic Flow Plumbing LLC*  
2211-107<sup>th</sup> Ave SE  
Lake Stevens, WA 98258  
Residential plumbing service

*Sutherland Contracting, LLC*  
6410-221<sup>st</sup> Ave. NE  
Granite Falls, WA 98252  
Welding-permanent structure

*Slattz Plumbing, Slattz Mechanical (Slattz, Inc.)*  
23765 Bassett Rd.  
Sedro Wooley, WA 98284  
Plumbing-install, repair

**Building Permits Issued:**

*Russell Jacobson*  
221 Hemming Way  
Residential gas hot water heater

*Building Permit #2024-021*