

**PLANNING COMMISSION**

**MEETING**

**JUNE 14, 2022**

**7:00 PM**

**MINUTES**

**1. CALL TO ORDER (Via Zoom)**

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

**2. FLAG SALUTE:**

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

**3. ROLL CALL:**

Planning Commission

Commissioner Frederick Cruger – Present  
Commissioner Ron Stephenson – Present  
Commissioner Scott Morrison – Present  
Commissioner Bruce Straughn – Present  
Commissioner Chris Marsh – Present

City Staff

Darla Reese, City Clerk

Consultants

Ryan C. Larsen, Consultant Planner

**4. APPROVAL OF MINUTES**

**A. Approval of May 10, 2022 Minutes**

**Commissioner Straughn** moved to approve the Minutes of May 10, 2022. Commissioner Morrison seconded. Motion carried.

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

**(Public comments are encouraged both for items that are not action items in this Agenda and for actions items in this Agenda. Comments may be submitted in advance in writing or by e-mail to the City Clerk or may be made in person, or by telephone or computer connection at the time of the meeting.)**

**Haley Bradford, 901 W. Stanley St.**

Mrs. Bradford spoke in regards to the following items:

- Intersection of Jordan Rd. and W. Stanley St. suggestions for improvements
  - Waterline easement (up to code)
  - Improve the gateway to Granite Falls
  - Completion of sidewalks – down to Lake Gardner and round-a-bout

- Homeless people/disability issues
- Can be a round-a-bout at the intersection of Jordan and Stanley
  - Increase beautification
  - Decrease speed limit to 25 MPH
  - Increase pedestrian foot traffic and safety
- Provided a letter with environmental concerns for the area
- Unnamed stream (name and protect) – drains into Lake Gardner
  - Fish species in Lake Gardner
  - Ecological system
- Amphibian population pond (created in her back yard)
  - Waterways need buffer zones
  - Constructions in building permit should be withheld
  - Native plants put in place
  - Invasive plants
  - Fencing to guard pond

## 6. NEW BUSINESS

### A. Public Hearing – 7:05 PM

#### For consideration of the City of Granite Falls Amendments to the Development Regulations

**Commissioner Cruger** opened the Public Hearing.

**City Clerk Reese** submitted the following exhibits into the record:

Exhibit 1 – Public Hearing Notice dated: June 2, 2022, 1 page

Exhibit 2 – Verification of Public Hearing Notice Posting dated June 3, 2022, 1 page

Exhibit 3 – Affidavit of Publication by the Everett Daily Herald dated June 6, 2022, 2 pages

Exhibit 4 – Planning Commission Staff Report by Ryan C. Larsen, dated June 14, 2022, 10 pages

**Consultant Planner Larsen** summarized the amendments to the Development Regulations including:

1. Amended section 19.01.030 by adding new (C), (G), (H) and (I) and amending (F). Changes are due to the recent adoption of Ordinance 1020-2022 to clarify rules of interpretation.
2. Amended section 19.04(C)(1) and (2) to address the addition of an enforcement section in new Title 19.11. Change is due to the recent adoption of Ordinance 1020-2022 where the enforcement section in advertently was left out.
3. Amended section 19.04A.350(B)(3)(a)(vi) to remove binding site plans from the Hearing Examiners review since these are to be done administratively. Also amended (B)(3)(b) to address the addition of an enforcement section in new Title 19.11. Change is due to the recent adoption of Ordinance 1020-2022 where the enforcement section inadvertently was left out.

4. Amended section 19.06.040(R)(1) to address the addition of an enforcement section in new Title 19.11. Change is due to the recent adoption of Ordinance 1020-2022 where the enforcement section in advertently was left out.
5. Amended section 19.07.040(A)(3) to address the addition of an enforcement section in new Title 19.11. Change is due to the recent adoption of Ordinance 1020-2022 where the enforcement section in advertently was left out.
6. Added new Title 19.11 Enforcement, Chang is due to the recent adoption of Ordinance 1020-2022 where the enforcement section in advertently was left out, so created new chapter to address this addition.

No one on-line or in the audience nor any comments had been received by the City Clerk before or during the meeting.

\*SEPA was also issued on the project.

**Commissioner Stephenson** moved to recommend the City Council adopt the 2022 Development Regulations proposed amendments described in Attachments A – Proposed Zoning Code Amendments to Title 19, as prepared by staff and the City Consultant. Commissioner Morrison seconded. Motion carried.

Commissioner Cruger closed the Public Hearing.

**B. Please REVIEW Comprehensive Plan Section II (in your binders):**

\*Housing Element

\*Capital Facilities and Utilities Element

**Commissioner Cruger** mentioned he has updated the Historical Inventory for the City. He will email it to the City Clerk and the City Planner.

**Consultant Planner Larsen** mentioned the following items:

- Grant money available for cities for Comprehensive Plan updates = \$125,000.00 allotted. Will be applying for the grant later this week from the Department of Commerce.
  - Blue Line Group will start on July 1, 2022 (will work on the Comprehensive Plan exclusively).
  - Participation Plan will need to be reviewed by the new consultant and will be adopted by City Council.
  - Grants start July 1<sup>st</sup>-June 30<sup>th</sup> (Fiscal Year) ½ this year, ½ next year.
- Transportation Consultant will also be brought on to complete modeling for the Transportation Element portion of the Comprehensive Plan.
- Climate Change

### **Housing Element**

- Table updates
  - Figures H-1 census bureau survey (most recent)
  - H-2
  - H-05 – second paragraph (housing age)
  - H-11 – Shared rent housing
  - H-012 – second paragraph market rate rental units
- Housing Affordability – include a comparison of where we are now as to where we were when the last Comprehensive Plan document was written (separate stand-alone report)?
- Alliance of Affordable Housing – use the data from this agency to fill this data area.

### **Capital Facilities Element**

- Update the new city facilities including new City Hall, Police Department, Public Works, cell towers
- Double check the parks inventory list
- CF-7 Six-Year Capital Improvement Plan – update budget yearly then CIP
- Sewer Treatment Facility – 70% design completed in September/October this year
- Mention the Sewer Comprehensive Plan – update in more detail
- Wastewater Treatment Plant – Future outflow (Stillaguamish or Pilchuck Rivers)

Transportation Element, Economic Development Element, Essential Public Facilities will be reviewed at the next meeting

There will not be a meeting in August 2022.

Blue Line Consultant to show up to the September meeting.

### **C. Election of Vice Chair**

**Commissioner Cruger** moved to nominate Commissioner Straughn as the Vice Chair of the Planning Commission. Commissioner Stephenson seconded. Motion carried.

## **7. CURRENT BUSINESS**

There were no Current Business items for the Agenda.

**8. REPORTS:**

**A. City Clerk Report**

There were no questions on the City Clerk's reports.

**B. Homework**

**Consultant Planner Larsen** mentioned an annexation will be on the City Council Agenda for tomorrow evening. Mountain Loop Highway and Quarry Rd. (approx. 3.5 acres).

**9. CORRESPONDENCE:**

There were no correspondence items for the Agenda.

**10. ADJOURNMENT:**

**Commissioner Cruger** adjourned the meeting.