

**CITY COUNCIL MEETING  
AGENDA**

**December 3, 2025  
7:00 PM  
Civic Center**

The Granite Falls City Council will hold its meeting in person. Comments in this meeting are encouraged and may be emailed to the city clerk in advance of the meeting or given in person.

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**1. CALL TO ORDER****2. FLAG SALUTE****3. ROLL CALL****4. CONSENT AGENDA**

**4.a. AB 128-2025 Approval of December 3, 2025 claims checks #415767 through 415797 totaling \$57,185.64**

**4.b. AB 129-2025 Approval of November 1, 2025 through November 15, 2025 payroll claims check #415712 and Twenty-Two EFT's totaling \$90,347.55**

**5. STAFF REPORTS**

**5.a. Passports**

**5.b. Planning Staff Report**

**5.c. City Clerk Report**

**5.d. Public Works Report**

**5.e. Consultant Police Chief Report**

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

(The public is encouraged to submit written comments prior to the meeting by emailing them directly to the city clerk at: [darla.wilkins@ci.granite-falls.wa.us](mailto:darla.wilkins@ci.granite-falls.wa.us); and should be submitted no later than 5PM. Public comment speakers can sign up prior to the meeting, or wait for the public comment section of the meeting to be open by the presiding officer. Individual comments shall be limited to three minutes. Group comments shall be limited to five minutes).

**7. NEW BUSINESS**

**7.a. AB 123-2025 Continued Public Hearing - 7:10 p.m.  
For consideration of Permit #CPA/ZMA2024-001 Miller Properties Comprehensive Plan Amendment and Zoning Map, and Future Land Use Map**

- 7.b. **AB 130-2025 Public Hearing - 7:10 p.m., or soon thereafter  
For Consideration of Adoption of Ordinance 1069-2025, Amendments to Title 10,  
Vehicles and Traffic, Title 19 Unified Development Code, and Title 21 Impact Fees**
- 7.c. **AB 131-2025 University of Washington Student Urban 407 Final Presentation**
- 7.d. **AB 132-2025 Purchase and Sale Agreement for Snohomish County Fire Protection  
District 17 Fire Station Property at 116 S Granite Avenue**
- 7.e. **AB 133-2025 Purchase and Sale Agreement for Sale of City-Owned Vacant Property at  
20013 Gun Club Road to Snohomish County Fire Protection District 17**
- 7.f. **AB 134-2025 Interlocal Agreement for Use of City Community Center Building by  
Snohomish County Fire Protection District 17**
- 7.g. **AB 135-2025 Acceptance of Three Transportation Improvement Board (TIB) Grant  
Awards for 2026 Transportation Projects and Authorization to Execute Grant  
Agreements**
- 7.h. **AB 136-2025 Consideration to approve agreement between Granicus and City of  
Granite Falls for implementation and annual subscription for SmartGov  
Permitting Module software.**
- 8. **CURRENT BUSINESS**
- 9. **MAYOR'S COMMENT (5 MINUTES)**
- 10. **COUNCIL COMMENTS (15 MINUTES)**
- 11. **CITY MANAGER (5 MINUTES)**
- 12. **EXECUTIVE SESSION PER RCW 42.30.110(1)(G) TO REVIEW THE PERFORMANCE OF A  
PUBLIC EMPLOYEE FOR (20 MINUTES)**
- 13. **ADJOURNMENT**

The City of Granite Falls strives to provide access and services to all members of the public.



## CITY COUNCIL AGENDA BILL

**Subject:** 4.a.

**Originating Dept.:** City Manager

**Action Recommended:** Approval of  
Consent Agenda

**Approval(s):** City Manager  
Finance

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):** None

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**Budgeted Amount:** \$57,185.64

**BARS Code:** 001 Current Expense = \$24,428.41

101 Streets = \$949.95

401 Water = \$4,027.04

403 Sewer = \$27,255.99

404 Cif / Sewer = \$374.40

405 Storm Drainage = \$124.85

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**Summary Statement:**

Claims are for November 20, 2025 through December 3, 2025

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**Background:**

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**Recommended Motion:**

1) Motion to approve the claims as presented. This can be accomplished as part of the motion to approve the consent agenda.

2) Motion to amend the [state date] claims and approve the minutes as amended.



## CITY COUNCIL AGENDA BILL

**Subject:** 4.b.

**Originating Dept.:** City Manager

**Action Recommended:** Approval of  
Consent Agenda

**Approval(s):** Finance  
City Manager

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):** None

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**Budgeted Amount:** \$90,347.55  
**BARS Code:** 001 Current Expense = \$31,565.82  
101 Streets = \$8,090.52  
401 Water = \$15,609.08  
403 Sewer = \$30,923.27  
405 Storm Drainage = \$4,158.86

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### **Summary Statement:**

Payroll claims are for November 1, 2025 through November 15, 2025.

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### **Background:**

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### **Recommended Motion:**

- 1) Motion to approve the payroll claims as presented. This can be accomplished as part of the motion to approve the consent agenda.
- 2) Motion to amend the [state date] payroll claims and approve the minutes as amended.





## CITY COUNCIL AGENDA BILL

**Subject:** 5.a.

**Originating Dept.:** City Council

**Action Recommended:**

**Approval(s):**

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. COGF Passport PnL

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**Budgeted Amount:**

**BARS Code:**

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**Summary Statement:**

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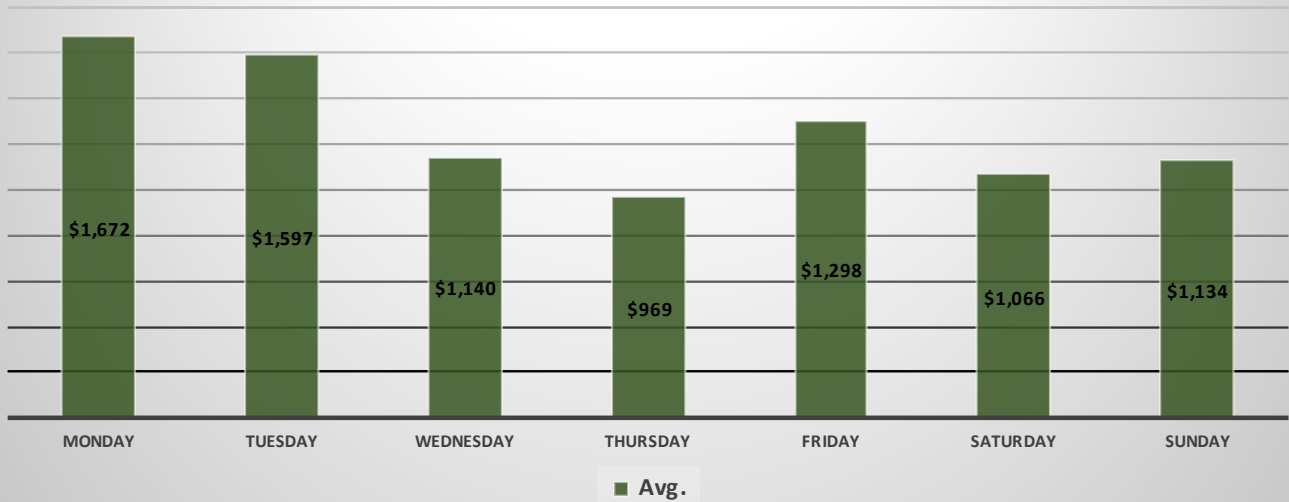
**Background:**

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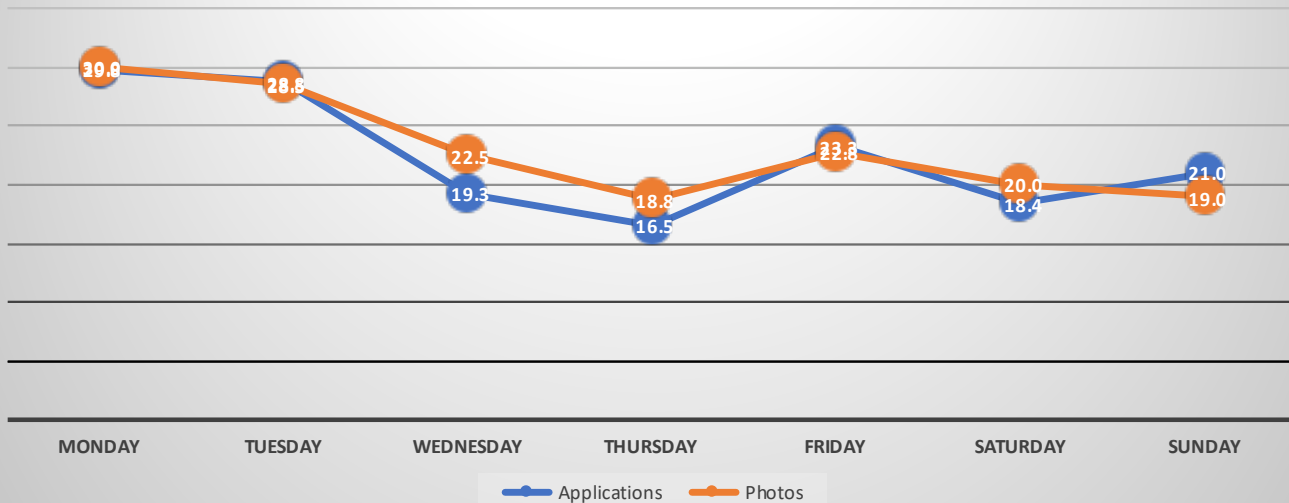
**Recommended Motion:**

As of November 23 2025

### 30-day Statistics By Day



### 30-day Application & Photo Processing By Weekday



|                                       | Revenue since 6-6-2022 | Revenue YTD 2025         | Gross Margin YTD 2025 |                             |
|---------------------------------------|------------------------|--------------------------|-----------------------|-----------------------------|
| Total Revenue (since 6-6-2022)        | \$ 1,232,352.35        | \$ 727,966.11            | \$ 427,471.36         |                             |
| 30-day Annualized Revenue Trend       | \$ 812,561.56          |                          | 58.7%                 |                             |
|                                       | Gross Margin           | % Sales                  |                       | Revenue Change v prior year |
| Total Gross Margin (since 6-6-2022)   | \$ 547,169.43          | 44.4%                    |                       | \$ 315,279.49               |
| 30-day Annual Projected Gross Margin  | \$ 477,146.93          | 58.7%                    |                       | 76.4%                       |
|                                       | # Processed            | Last 30 day Avg. per day | Break Even            |                             |
| Total Passport Applications Processed | 34,965                 | 22.2                     | 15.7                  |                             |
| Total Passport Photos Taken           | 31,785                 | 22.8                     | 14.3                  |                             |



## CITY COUNCIL AGENDA BILL

**Subject:** 5.b.

**Originating Dept.:** Planning Department

**Action Recommended:**

**Approval(s):**

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. 12.3.2025 Planning Staff Report

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**Budgeted Amount:**

**BARS Code:**

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**Summary Statement:**

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**Background:**

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**Recommended Motion:**



## **CITY COUNCIL STAFF REPORT**

**To:** Mayor and City Council

**From:** Amy Hess, Planning Director

**Department:** Planning and Community Development

**Date:** December 3, 2025

**Subject:** Planning Department Update

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### **1. UPDATES**

Staff is recommending a permitting software that we feel will serve our citizens, applicants, and staff well. We have decided that the service provider Granicus, utilizing their permitting module known as SmartGov, will best fit our needs. A contract is before you for consideration, and if approved, implementation will begin later in December.

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### **2. DEVELOPMENT ACTIVITY**

Development activity remains minimal, with the sewer moratorium still in place.

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### **3. LONG-RANGE PLANNING**

Staff continues to advance long-range planning efforts, including updates to the code to ensure compliance with recent state legislation. You've received a response to comments received after the presentation on proposed code amendments, which has also been included with this packet.

Updates and revisions to the Planned Residential Development code, Subdivision, Binding Site Plan, Boundary Line Adjustment code, Landscape code, and Unit Lot Subdivision code will be presented to Planning Commission in December, and brought to you in January and February. These revisions will ensure consistency with state law and a thoughtful, responsible approach as we see increased growth. Please feel free to highlight any particular sections you'd like to have prioritized.

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### **4. POLICY AND PROCESS IMPROVEMENTS**

Staff is recommending use of SmartGov as our permitting software provider. As this is built out, I will be updating our processes and procedures to include use of the new system. The system will handle land use applications as well as building permits. There may be some applications submitted prior to full roll-out of the new system, which will follow the current review process. Once the SmartGov roll-out is complete, any of those permits will be added to Smart Gove, so that all permits and applications for 2026 are in SmartGov.

In addition, the department will be reviewing internal workflows and standard templates and checklists to support more consistent and predictable permitting.

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## **5. UPCOMING PRIORITIES**

In early 2026, the Planning Department will focus on:

- Development and launch of the online permitting system (expected roll-out is mid March).
- Updating forms, checklists, and processes to align with the new permitting software and permit review.
- Continued efforts to update the code to not only ensure compliance with state legislation, but also to thoughtfully and responsibly guide new growth and development.
- Phase II of zoning code amendments facilitated by AHBL and the Planning Department.

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## **6. SUMMARY**

I am looking forward to implementing the new permit software and building our new processes. This will be the main focus over the next few months as we get ready to lift the moratorium. Additional code amendments will be forthcoming, with the Planning Division leading the majority of updates moving forward.



## CITY COUNCIL AGENDA BILL

**Subject:** 5.c.

**Originating Dept.:** City Clerk

**Action Recommended:**

**Approval(s):** City Clerk

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. 12-03-2025 City Clerk Report

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**Budgeted Amount:**

**BARS Code:**

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**Summary Statement:**

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**Background:**

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**Recommended Motion:**

## City Clerk Staff Report December 3, 2025

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

Convergence Coffee LLC  
108 N. Alder Ave.  
Granite Falls, WA 98252-8977  
Business license application is for: Coffee shop

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

About Plumbing, Inc.  
3066 SR 9  
Sedro Woolley, WA 98284-7611  
Business license application is for: Plumbing service, repair, installation and new construction; residential and commercial

Brat Bros LLC  
10515 48<sup>th</sup> Dr. NE  
Marysville, WA 98270-7262  
Business license application is for: Mobile food vendor

TML International LLC  
100 N. Howard St., Ste. R  
Spokane, WA 99201-0508  
Business license application is for: Sales of internet and phone products (mainly Centrylink)

Caruso Produce, Inc.  
18290 Andover Park W., Ste. A  
Tukwila, WA 98188-4745  
Business license application is for: Fresh fruit & vegetables

Ventilation Power Cleaning, Inc.  
3914 Leary Way NW  
Seattle, WA 98107-5042  
Business license application is for: Storm System Maintenance

K. Fox Insulation, Inc.  
5917 195<sup>th</sup> St. NE, Unit 8  
Arlington, WA 98223-3293  
Business license application is for: Heat and frost insulation of mechanical systems

Re-Earth Home and Garden LLC  
11929 166<sup>th</sup> Dr. NE  
Arlington, WA 98223-7161  
Business license application is for: Landscaping

Mr. Rooter Plumbing & Drain (Couffley Home Services Corp)  
260 82<sup>nd</sup> Dr.  
Gladstone, OR 97027-2553  
Business license application is for: Plumbing – install & repair

-Continued on Next Page-

*Everbrite Home Improvement (Everbrite Home Services LLC)*

6301 St. Albion Way, Apt. K301

Mountlake Terrace, WA 98043-6215

Business license application is for: Building repair, contracting, general business, drywall-install, home renovation, painting-construction, home renovation, home repair, painting

*Glass Fix, LLC*

1246 State Ave., Ste. A

Marysville, WA 98270-3694

Business license application is for: Auto glass repair and replacement

**Building Permits Issued:**

*Daniel & Priscilla Alvarez*

*Building Permit #2025-058*

10305 Suncrest Blvd.

Permit: Residential Covered Back Porch

Issued on: 11/20/2025

*Bradley & Sofia Barry*

*Building Permit #2025-066*

10405 Skyline Ave.

Permit: Residential Deck

Issued on: 11/20/2025

*Francisco Aguilera*

*Building Permit #2025-067*

17808 Ashe Ct.

Permit: Residential Forced Air Furnace

Issued on: 11/20/2025

*Jasen J. Garcia*

*Building Permit #2025-068*

205 W. Pilchuck St.

Permit: Residential Re-Roof with Sheathing Replacement

Issued on: 11/21/2025





## CITY COUNCIL AGENDA BILL

**Subject:** 5.d.

**Originating Dept.:** Public Works

**Action Recommended:**

**Approval(s):**

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. PublicWorksStaffReport 12-3-25

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**Budgeted Amount:**

**BARS Code:**

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**Summary Statement:**

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**Background:**

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**Recommended Motion:**

# Public Works Staff Report

## December 3, 2025

### SEWER

Public Works will be replacing components on the SmartCover that failed earlier this month. The SmartCover monitors sewer levels and has the ability to alarm out if conditions change.

### STREETS

Staff learned on 11/20/2025, the Transportation Improvement Board (TIB) awarded three of the five overlay sections applied for earlier this year, multiple sections of crack sealing, and will be funding 54.1667% of the cost to install rapid rectangular flashing beacon crosswalk signs at four locations. Both the overlay areas and crack sealing will be 90% grant-funded.

**CRACK SEALING MAP (UPPER IMAGE) RRFB MAP (LOWER LEFT) OVERLAY MAP (LOWER RIGHT)**



Alley maintenance was conducted the week of 11/17/2025. Public Works graded E. Stanley Place to remove potholes. With the changing weather conditions, this section, along with multiple other gravel alleys and roads, will be maintained to minimize potholes and drainage issues.

### **MISC.**

OLD CITY HALL INTERIOR



### **WATER**

Parts were received for Freguson Water to repair the American Darling fire hydrant on S. Kentucky Avenue. Public Works noticed the hydrant was not draining after operating, indicating a leak. The repair parts took roughly four weeks to arrive and will be installed within the next few weeks.



## CITY COUNCIL AGENDA BILL

**Subject:** 5.e.

**Originating Dept.:** Consultant Police Chief

**Action Recommended:**

**Approval(s):**

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):** None

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**Budgeted Amount:**

**BARS Code:**

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**Summary Statement:**

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**Background:**

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**Recommended Motion:**



## CITY COUNCIL AGENDA BILL

**Subject:** 7.a.

**Originating Dept.:** Planning Department

**Action Recommended:** The Council is asked to review staff, consultants, and Planning Commission recommendations and consider whether to approve, disapprove, or approve with conditions, the inclusion of both the proposed Comprehensive Plan Amendment and Zoning Map Amendment in the 2026 annual amendment to the City's 2024 Comprehensive Plan Periodic Update following public hearing and review.

**Approval(s):** Planning

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. Miller CPA-ZMA 2024-001 - Staff Report to City Council Oct 2025
2. Combined Exhibits

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**Budgeted Amount:**

**BARS Code:**

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**Summary Statement:**

The issue before the Granite Falls City Council is to review and consider a proposed citizen-initiated Comprehensive Plan Amendment and Zoning Map Amendment to amend the City's 2024 Comprehensive Plan Periodic Update. The applicant is Peter Condyles of Toyer Strategic Advisors, Inc. on behalf of the legal owners of the subject properties ("Miller Properties").

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**Background:**

This proposed amendment submittal includes the request for seven separate actions to

consider, as outlined in the Staff Report. On October 31, 2024, the applicants submitted all necessary application materials, including sufficient responses to all required questions. A SEPA threshold determination of Nonsignificance was issued on October 1, 2025, with a deadline set for Tuesday October 14th, 2025. At the close of the deadline date, the City did not receive any comments on the DNS and therefore determined the SEPA action to be final. A duly noticed public hearing was held Tuesday, October 14th, 2025.

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**Recommended Motion:**

1) Motion to approve the inclusion of the proposed Comprehensive Plan Amendment and Zoning Map Amendment during consideration of the 2026 annual amendment to the City's 2024 Comprehensive Plan Periodic Update as recommended by Staff, Consultants and the Planning Commission.

2) Motion to approve the inclusion of the proposed Comprehensive Plan Amendment and Zoning Map Amendment during consideration of the 2026 annual amendment to the City's 2024 Comprehensive Plan Periodic Update as recommended by Staff, Consultants and the Planning Commission with the following revisions:\_\_\_\_\_

\_\_\_\_\_.

3) Motion to disapprove the inclusion of the proposed Comprehensive Plan Amendment and Zoning Map Amendment during consideration of the 2026 annual amendment to the City's 2024 Comprehensive Plan Periodic Update as recommended by Staff, Consultants and the Planning Commission.





## Staff Report

To: Granite Falls City Council

From: Eric Jensen, Consultant – EJ Municipal Land Use Planning

CC: Deputy City Manager Brent Kirk

Date: October 17, 2025

Subject: Citizen-initiated proposal seeking approval to add certain Comprehensive Plan Amendment and Zoning Map Amendment to the 2024 Periodic Update of the City’s adopted Comprehensive Plan.

For Meeting of: November 19, 2025 (*Public Hearing*)

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### ISSUE AND ANALYSIS:

The issue before the Granite Falls City Council is to review and consider a proposed citizen-initiated Comprehensive Plan Amendment and Zoning Map Amendment to amend the City’s 2024 Comprehensive Plan Periodic Update. The applicant is Peter Condyles of the Toyer Strategic Advisors, Inc. on behalf of the legal owners of the subject properties (“*Miller Properties*”).

Consultant and City staff has reviewed the proposed Comprehensive Plan Amendment and Zoning Map Amendment against the regulatory provisions of the Granite Falls Municipal Code Title 19 as well as the assigned growth targets for housing units in the City for the upcoming 20-Year Comprehensive Plan Periodic Update and finds that the applicant presents a proposal of density and use changes and revised regulatory tools consistent with the most recent adopted Comprehensive Plan and associated development regulations. Therefore, this proposal has met the prescribed intent of all applicable requirements and standards through the following analysis and attached exhibits included in this staff report.

On Tuesday October 14<sup>th</sup> a Public Hearing was conducted before the Granite Falls Planning Commission to hear this Miller Properties CPA/ZMA proposal. As part of hearing proceedings, the City’s consultant presented a staff report including a full set of findings of fact, conclusions, exhibits, and recommendations. Following hearing testimony by the applicant and a nearby homeowner, deliberations occurred, and a motion was made and passed to send a recommendation to approve this proposed *Miller Properties* (CPA/ZMA 2024-001) action to the City Council for its consideration and determination whether to approve, modify, or deny the proposal as submitted.

### POLICY:

The Granite Falls Municipal Code (GFMC) Section 19.04C.035.B(2) states, “A zoning map amendment (rezone) application is subject to the requirements of GFMC [19.04C.070](#). All zoning map amendment (rezone) applications must be accompanied by a comprehensive plan amendment application in compliance with subsection (C) of this section.”

**PROPOSAL:**

The Applicant wishes to affect a change to the Comprehensive Plan to reflect new plan narratives and land use designations in the subject properties and revisions to be reflected on both the Plan's *Official Zoning Map* and the *Future Land Use* map in addition to adopting new development regulations to allow the provision for Planned Residential Developments (PRDs) in the R-7200 zoning district. The main element of the proposed action includes:

- Adjustment of zoning boundaries within Miller Shingle-owned properties along Mt. Loop Highway and north of Gun Club Road.
- Redesignate and rezone  $\pm 105.47$  acres out of  $\pm 171.9$  acres. This action would:
  - Convert  $\pm 10.99$  acres of low density residential (R-9600) zoning to industrial zoning.
  - Redesignate and rezone  $\pm 88.71$  acres from R-9600 to R-7200 zoning.
  - Convert  $\pm 5.77$  acres of heavy industrial zoning to light industrial zoning.
- Reflect such new land use designations on the *Future Land Use* map.
- Approval of amendments to the Granite Falls Municipal Code (GFMC) to allow for PRDs in the R-7200 zone.

The proposal, if successful, would result in reconfiguration and rezone of:

- $\pm 88.71$  acres Residential (R-7200) zoning
- $\pm 24.45$  acres Light Industrial (LI) zoning
- $\pm 58.74$  acres Heavy Industrial (HI) zoning

If approved, this proposal would result in an overall reduction of 10.99 acres of residential zone land.

**BACKGROUND:**

The docketing process is a procedure for receiving and evaluating citizen and City-initiated proposals to amend the County's Comprehensive Plan and development regulations. The Washington State Growth Management Act (GMA) requires cities planning under GMA to maintain procedures for citizens and the City to request changes to the Comprehensive Plan. Under the GMA, the City can amend the Granite Falls Comprehensive Plan once a year, with limited exceptions.

The City processes amendment requests on an annual schedule, as outlined in GFMC 19.04C.035. The City of Granite Falls completed a full Comprehensive Plan update in 2024, and amendments will be considered in 2025 and adopted in 2026.



## ACTIONS TO CONSIDER:

This proposed amendment submittal includes the request for seven separate actions to consider:

- (1) adjust zoning designations of certain low-density residential zoned parcels (within *R-9600*) to *Light Industrial* (LI) zoning district.
- (2) adjust zoning designations of certain *Heavy Industrial* (HI) zoned parcels to *Light Industrial* (LI) zoning district.
- (3) to adjust zoning designations of certain residential zoned parcels from low-density zoning designation of *R-9600* to moderate density *R-7200* zoning district.
- (4) modify *Official Zoning Map* to reflect such proposal for consistency with actions to approve.
- (5) modify *Future Land Use* map to reflect such proposal for consistency with actions to approve.
- (6) modify Comprehensive Plan narrative to reflect such proposal for consistency with actions to approve.
- (7) to allow the use of Planned Residential Development (PRDs) rules to apply to all parcels within the *R-7200* zoning district and modify Granite Falls Municipal Code 19.05.300(E) to reflect such allowed use.

## FINDINGS AND CONCLUSIONS:

1. Application Required. A zoning code amendment application is required to formally request a change to the regulations and standards in this UDC. A zoning map amendment (rezone) application is subject to the requirements of GFMC 19.04C.070. All zoning map amendment (rezone) applications must be accompanied by a comprehensive plan amendment application in compliance with subsection (C) of this section. Applications shall include:
  - (a) A completed zoning code or zoning map amendment application form.
  - (b) Property owners' and agents' names, addresses, and other contact information.
  - (c) Reason for the requested change.
  - (d) Statement of how the proposed amendment is consistent with comprehensive plan goals and policies.
  - (e) For proposed amendments regarding a specific parcel or parcels rather than a zone, district, or designated area of the city:

**Project No. CPA/ZMA 2024-001**  
**Miller Properties Comprehensive Plan Amendment & Zoning Map Amendment**  
**Staff Report to Granite Falls City Council**

- (i) Parcel identification number and address of the parcel or parcels.
  - (ii) Mailing labels of all property owners within 300 feet of the parcel or parcels.
  - (iii) A legal description of the subject property; and
  - (iv) Vicinity map
- (f) A completed environmental checklist; and
- (g) Other relevant information regarding the proposal.
2. On October 31, 2024, the applicants submitted all necessary application material including sufficient responses to all required questions.
  3. This citizen-initiated proposal is known as the Miller Properties Comprehensive Plan Amendment and Zoning Map Amendment, Project File #CPA/ZMA 2024-001.
  4. This Citizen-initiated proposal seeking approval to add certain Comprehensive Plan Amendment and Zoning Map Amendments in the 2026 annual amendment effort to amend the City's 2024 Comprehensive Plan.
  5. Documentation supporting the findings of fact is in file CPA/ZMA 2024-001, which is adopted by reference into this approval.
  6. The citizen-initiated proposed Comprehensive Plan Amendment and Zoning Map Amendment have been reviewed for consistency with the City of Granite Falls Comprehensive Plan and determined to be consistent with the adopted Plan.
  7. The acceptance and ultimate adoption of the proposed Comprehensive Plan Amendment and Zoning Map Amendment further the public health, safety, and general welfare for the greater community of Granite Falls.
  8. A SEPA threshold determination of Nonsignificance was issued on October 1, 2025, with a deadline set for Tuesday October 14<sup>th</sup>, 2025. At the close of the deadline date, the City did not receive any comments on the DNS and therefore determined the SEPA action to be final.

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**RECOMMENDED ACTION:**

After a review of all submitted material, the City's consultant and staff recommend approval to the Planning Commission add the proposed Comprehensive Plan Amendment and Zoning Map Amendment to the City's 2026 annual amendment of the 2024 Comprehensive Plan. The Planning Commission affirmed their own position through motion to approve and forwarded such recommendations to the City Council.

**Project No. CPA/ZMA 2024-001**  
**Miller Properties Comprehensive Plan Amendment & Zoning Map Amendment**  
**Staff Report to Granite Falls City Council**

The Council is asked to accept staff, consultants, and Planning Commission recommendations to approve the inclusion of both the proposed Comprehensive Plan Amendment and Zoning Map Amendment in the 2026 annual amendment to the City's 2024 Comprehensive Plan Periodic Update following public hearing and review.

**ATTACHMENTS:**

The following exhibits in support of the proposal and staff recommendation to approve such actions are attached to this staff report as follows:

Exhibit A – Toyer Strategic Advisors application material for requesting approval to add proposed Comprehensive Plan Amendment and Zoning Map Amendment to the City's 2024 Comprehensive Plan Periodic Update

Exhibit B – Applicant Toyer Strategic Advisors non-project SEPA Checklist – completed form

Exhibit C – Applicant Toyer Strategic Advisors – supporting application material: maps

Exhibit D – City of Granite Falls SEPA Determination of Nonsignificance issued October 1, 2025

Exhibit E – City posted Notice of Public Hearing at City posting locations on October 1, 2025

Exhibit F – City issued Notice of Action dated October 2, 2025

Exhibit G – City published Notice of Public Hearing dated October 3, 2025

Exhibit H – Applicant's October 14, 2025, submitted material titled "Granite Falls Explanation Exhibit"

Exhibit I – Applicant's October 14, 2025, submitted material titled "Max Density Comparison Aerial"

Exhibit J – Applicant's October 14, 2025, submitted material titled "Topo Existing Zoning Line"

Exhibit K – Applicant's October 14, 2025, submitted material titled "Topo Proposed Zoning Line"



# EXHIBIT A

TOYER STRATEGIC ADVISORS, INC.

3705 Colby Ave | Suite 1  
Everett, WA 98201  
[toyerstrategic.com](http://toyerstrategic.com)

October 31, 2024  
**REVISED October 6, 2025**

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, along with a proposed concurrent development code amendment. Applicant had submitted a similar proposal during last year’s major comprehensive plan amendment cycle before withdrawing it to work on a revised (this) proposal.

The Applicant recognizes that the City would like to have additional industrial lands for future employment as the creation of jobs locally will yield benefits for the city including improvements to the jobs to housing ratio and the city’s tax base. In cooperating with the City, the Applicant is willing to reduce the area of its land zoned for residential purposes (creating a larger industrial area) provided that the City approve a rezone that allows the Applicant to develop a similar number of single family homes as it could have under the existing conditions. The simplest way to achieve a similar density would be to rezone the smaller residential area to R7,200 and make minor changes to the City’s Planned Residential Development (PRD) code that allow its use in the R7,200 zone.

The Applicant believes this is necessary to ensure that the cost to extend sewer to both the industrial area, as well as the residential area is economical and timely (as the city will rely on connection fees to pay back recent investments in its sewer treatment plant).

The Applicant’s other 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, especially the extension of sewers.
- 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 single family housing options with proposed amendments that would allow use of the Planned Residential Development (PRD) code in the R7,200 zone.
- F. Provide diverse single family housing options adjacent to the industrial zoning consistent with matching future housing to future workforce.

### Development Code Amendment

In its prior submittal, the Applicant proposed a development agreement to establish certain flexibilities that would allow it to address development of its site given the topography and other factors. Alternatively, the Applicant’s

current proposal is seeking to amend the city's PRD code at 19.05.300 of the GFMC to allow for PRDs in the R7,200 zone.

### **Request Summary**

The Applicant's request can be summarized as follows:

- redesignate and rezone  $\pm 105.47$  out of  $\pm 171.9$  acres. This action would convert  $\pm 10.99$  acres of residential land to industrial land, redesignate and rezone  $\pm 88.71$  acres from R-9,600 to R-7,200, and convert  $\pm 5.77$  acres of heavy industrial zoning to light industrial zoning.

Current zoning:

- $\pm 99.61$  acres of R-9,600 zoning
- $\pm 16.70$  acres of Light Industrial Zoning
- $\pm 55.59$  acres of Heavy Industrial Zoning

After the reconfiguration, reconfiguration, and rezone:

- $\pm 88.71$  acres of R-7,200 zoning
- $\pm 24.45$  acres of Light Industrial zoning
- $\pm 58.74$  acres of Heavy Industrial zoning
- Approve amendments to the Planned Residential Development code to allow for PRDs in the R7,200 with consistent amendments to establish minimum standards thereto.

### **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*

Peter Condyles  
Senior Project Manager

Cc: Miller Shingle (Applicant/Client)

Enclosures

## **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 ±10.99 acres from residential to industrial resulting in:
  - ± 88.71 acres of R7200 zoning (With PRD)
  - ± 24.45 acres of Light Industrial zoning
  - ± 58.74 acres of Heavy Industrial zoning
- Amend GPMC 19.05.300 to establish flexibility in the R7,200 zone that will allow the applicant to achieve an equivalent residential density as could be achieved prior to the zoning swap that results in a reduced acreage of residentially zoned property. Proposed amendments are attached hereto as an Exhibit titled "PRD Amendments."
- 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 map amendment is proposed to help the City realize its desire for additional industrial lands for future employment as the creation of jobs locally will yield benefits for the city including improvements to the jobs to housing ratio and the city's tax base.

In cooperating with the City, the Applicant is willing to reduce the area of its land zoned for residential purposes (creating a larger industrial area) provided that the City approve a rezone that allows the Applicant to develop a similar number of single family homes as it could have under the existing conditions. The simplest way to achieve a similar density would be to rezone the smaller residential area to R7,200 and make minor changes to the City's Planned Residential Development (PRD) code that allows its use in the R7,200 zone.

Further, the Applicant has identified circumstances and conditions resulting as it's studied and evaluated the development potential (and limitations) of its property and site conditions (e.g., topography, geology, etc.) do not necessarily align well with the overall site's existing zoning. Given these changed circumstances (city's desire for more industrial lands and Applicant's more thorough analysis of its property), the Applicant believes modification of the zoning as proposed herein will benefit both the city and the Applicant.

To determine the location of the rezoned zoning boundaries, 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, especially the extension of sewers.
- 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 single family housing options with proposed amendments that would allow use of the Planned Residential Development (PRD) code in the R7,200 zone.
- F. Provide diverse single family housing options adjacent to the industrial zoning which aligns future housing and future workforce needs.

Currently, the city's PRD code cannot be utilized in the R7,200 zone. The Applicant would like to rezone its property to the R7,200 zone with concurrent amendments to the PRD code to allow similar flexibilities for this zone as allowed in for PRDs in the R9,600 zone. These proposed amendments are needed to provide for a wider range of single family lot sizes, as well as deal with the design of a future project given the existing topography and other features of the site. Expanding the PRD to be applicable to this zone would help to utilize the buildable land on site, as a portion of the land that is part of this proposal has significant constraints. This will also help to accommodate the open space area that is stipulated along the river to the north.

While there are specific development review criteria for the rezone/comprehensive plan amendment, there is no such criteria in 19.04C.035 Amendments. Therefore, the Applicant's generally addresses its proposed code text amendment as part of its analysis of the proposal's consistency with the City's Comprehensive plan (at the end of these responses to the application questions) decision criteria and 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 using current and future elevations/topography of the site to ensure appropriate transitions. This will protect against incompatible development. The proposed PRD code amendments will allow for more flexible standards needed in the R7,200 to effectively develop the site and achieve a similar residential density as could be achieved prior to the zoning swap. Further, the code amendments allow for greater variety and diversity of single family lots.

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. The proposed PRD code amendments would result in the ability to provide for a greater range of lot sizes for single family homes. This would allow for the most efficient use of the site and encourage future attainable home ownership opportunities in the city. Additionally, the city needs to achieve a similar density (despite the swap) to support the purchase of sewer connections required to pay back the investment in the new sewer plant and justify the expense of the extension of sewers to this area.

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 higher density single family zoning (R7,200) and greater flexibility in the design of a future project through amendments to the PRD code. This would support certain types of missing middle housing that are needed to meet identified housing needs (per the County's Housing Needs Report) in the area and 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 greater range of single family housing and single family housing density to address the housing needs of existing and future residents consistent with new GMA requirements under RCW 36.70A.070(2). However, it would continue to promote attainable home ownership.



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 change and code amendments sought in this proposal are intended to ensure a mix of housing density that promotes 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 for 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 10.99 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 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 single family housing opportunities that are attainable for home ownership. The intent is also 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 most developable residential portions of the Applicant's property, 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 10.99 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 10.99 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 (10.99 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 the 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 single family housing opportunities by achieving a density consistent with what could have been accomplished on the large residential area. This helps provide scale for the anticipated expense of extending capital facilities (sewer) to the site<sup>1</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 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 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

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<sup>1</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.

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. These additions and enhancements to river access would be compliant with all aspects of the Granite Falls Shoreline Master Plan.

**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 is 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. 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. A portion of the Applicant's proposal is a concurrent amendment to the development regulations to allow for PRDs in the R7,200 zone.

- 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 GPMC 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 its 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.

In addition to this, the proposal is consistent with the Mountain Loop Entrance Subarea that is contained within the Comprehensive Plan. This subarea calls for residential and industrial development on existing and undeveloped pieces of land in the north part of the city. This proposal would add additional residential and industrial land for future development.

**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).

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 single family housing diversity, including some missing middle housing types that promote attainable home ownership.

**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 10.99 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.). The proposed development code amendment to allow PRDs in the R7,200 zone also promotes greater design flexibility better suited for the physical and natural environment in this area.

**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 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 greater percentage of truck trips than the current residential zoning. However, the site's proximity and future connections to the bypass route make it an ideal location for future industrial growth.

**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 addition of housing units and employment opportunities to this property could increase demand enough for Community transit to add transit options to this part of Granite Falls, expanding on the existing route that only services a limited portion of the city.

**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 (10.99 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.

The 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. The concurrent code amendment will also help promote residential and industrial development in the city's UGA.



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

The 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. The PRD code changes will improve the efficiency and utilization of the land for urban development (residential and industrial).

- (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. The location of the proposed expanded industrial area is consistent with its proximity to the bypass route.

- (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 single family housing types and promote a housing stock that is more attainable 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.

The Applicant's proposed reconfiguration of zoning would minimally expand (by 10.99 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. The proposed PRD code amendments are necessary to provide the Applicant with a similar residential yield in recognition that the residential portion of the property is being reduced to help promote the city's economic development goals (and need for jobs).

- (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 consistent with the code provisions allowing for annual amendments . 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. 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 is 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 and the development regulations (PRD code) to achieve a greater range of single family housing types and offer housing options for nearby employment opportunities. This may also encourage local 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 better met while also allowing the city to create needed jobs.

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 10.99 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 zoning and development code amendments would allow for more diverse moderate single family housing options. This would help Granite Falls create more housing opportunities, especially for home ownership.

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 is not 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. The addition of jobs and housing to this part of Granite Falls would increase demand for a transit line in this part of the city. This could lead to expansion of the existing Community Transit route that services a limited portion of the city.

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 10.99 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 them to 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. Further, the proposed changes to the PRD code help promote housing creation consistent with recent investments in the city's sewer treatment infrastructure, as well as the future extension of sewer facilities to serve this area.

- 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 here, work here 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.

Future development 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 meets 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. The proposed PRD code amendments will support a greater range of single family housing design, ensuring home ownership opportunities in Granite Falls.



# 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: [Miller Rezone and Code Text Amendment](#)

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 30, 2024](#)

5. Agency requesting checklist: [City of Granite Falls, Washington](#)

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

|                                                          |                              |
|----------------------------------------------------------|------------------------------|
| <a href="#">Application to Re-Designate &amp; Rezone</a> | <a href="#">October 2024</a> |
| <a href="#">Staff Review &amp; Evaluation</a>            | <a href="#">TBD</a>          |
| <a href="#">Notice of Application</a>                    | <a href="#">TBD</a>          |
| <a href="#">SEPA Notice &amp; Appeal Period</a>          | <a href="#">TBD</a>          |
| <a href="#">Staff Recommendation</a>                     | <a href="#">TBD</a>          |
| <a href="#">Planning Commission Hearing</a>              | <a href="#">TBD</a>          |
| <a href="#">Planning Commission Recommendation</a>       | <a href="#">TBD</a>          |
| <a href="#">City Council Decision (Closed Record)</a>    | <a href="#">TBD</a>          |

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 code amendment 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.)

The Applicant is seeking a non-project action to redesignate and rezone ±99.61 out of ±171.9 acres. This action would convert ±10.99 acres of residential land to industrial land, redesignate and rezone ±88.71 acres from R-9,600 to R-7,200, and convert ±5.77 acres of heavy industrial zoning to light industrial zoning.

Current zoning:

- ± 99.61 acres of R-9,600 zoning
- ± 16.70 acres of Light Industrial Zoning
- ± 55.59 acres of Heavy Industrial Zoning

After the reconfiguration, reconfiguration, and rezone:

- ± 88.71 acres of R-7,200 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 Planned Residential Development (PRD) code text amendments to allow its use in the R-7,200 zone would promote site design flexibility and help achieve greater variety of single family housing options. 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 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 nor 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, rezone and development code amendment 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, rezone, and development code amendment 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, rezone and development code amendment 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, rezone and development code amendment 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, rezone and development code amendment 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 runoff. 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 in wasting 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 the 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, rezone and development code amendment 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 located within the Pacific Flyway. 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 to 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, rezone and development code amendment 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 on 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 nearby main rail line to facilitate log deliveries. Until 2010-2012, the central mill site was 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, rezone and development code amendment 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 includes 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, rezone and development code amendment 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 oversize 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 is the current zoning classifications of the site?

Light Industrial, Heavy Industrial, Residential 9600

- f. What is 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 because of this proposed rezone. If the redesignation, rezone, and the development code amendment were approved, a similar number of housing units would be allowed in the reduced residential portion of the Applicant's property as currently allowed under the existing zoning configuration. Thus, the city would achieve a similar housing yield while increasing its potential for economic development and jobs creation.

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, rezone, and development code amendment 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 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, 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: 10/31/2024

## ***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 the 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.





CITY OF GRANITE FALLS  
SHORELINE MASTER PROGRAM

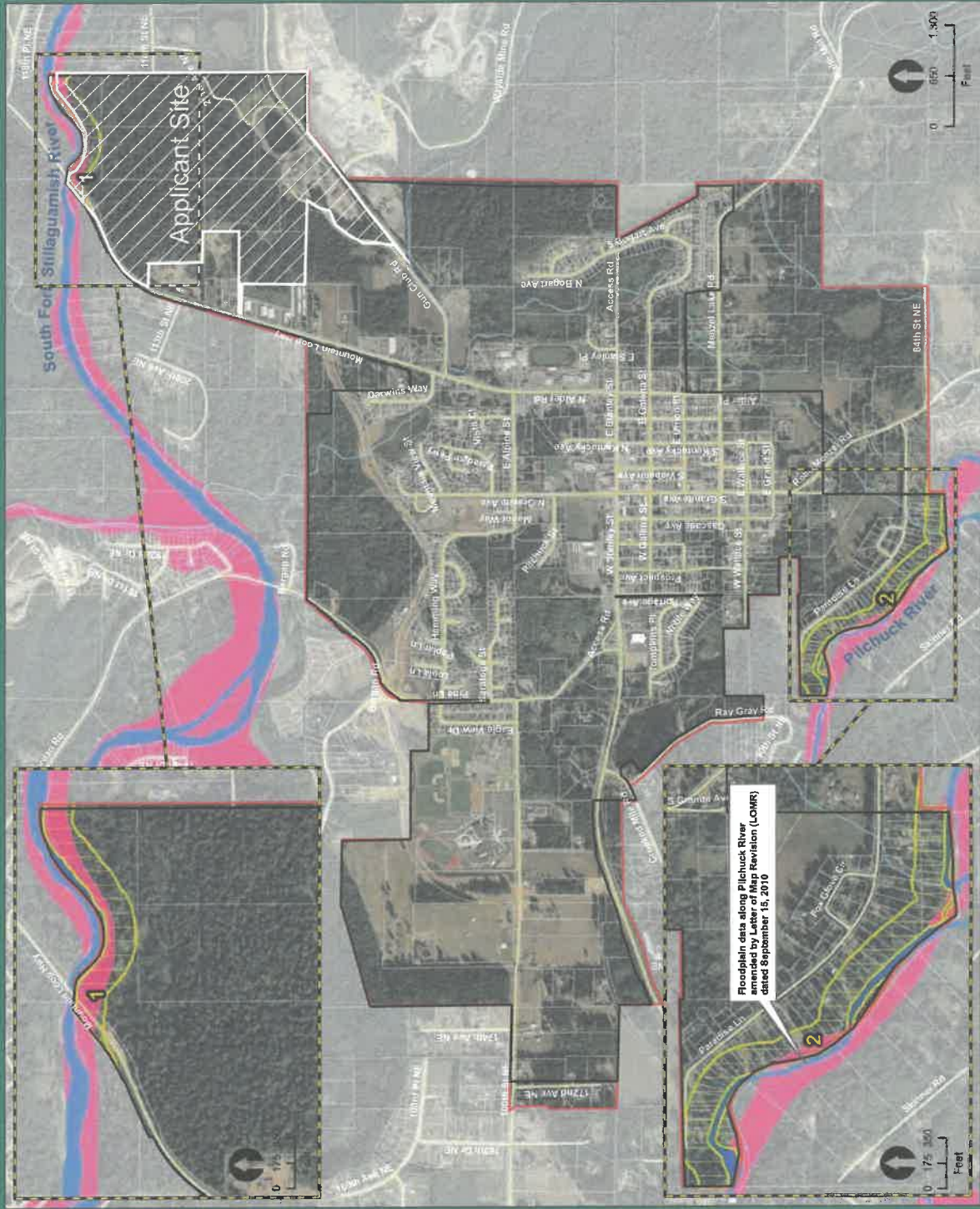


FEMA FLOODPLAIN & FLOODWAY

FIGURE 10

- City Boundary\*
- UGA Boundary\*
- Shoreline Jurisdiction
- Parcel\*\*
- SMP River\*\*\*
- Other River or Stream\*\*
- Floodplain (2010)\*\*\*
- Zone A

Note: Floodplain data from draft Federal Emergency Management Agency (FEMA) mapping. Floodway not mapped in the City of Granite Falls.



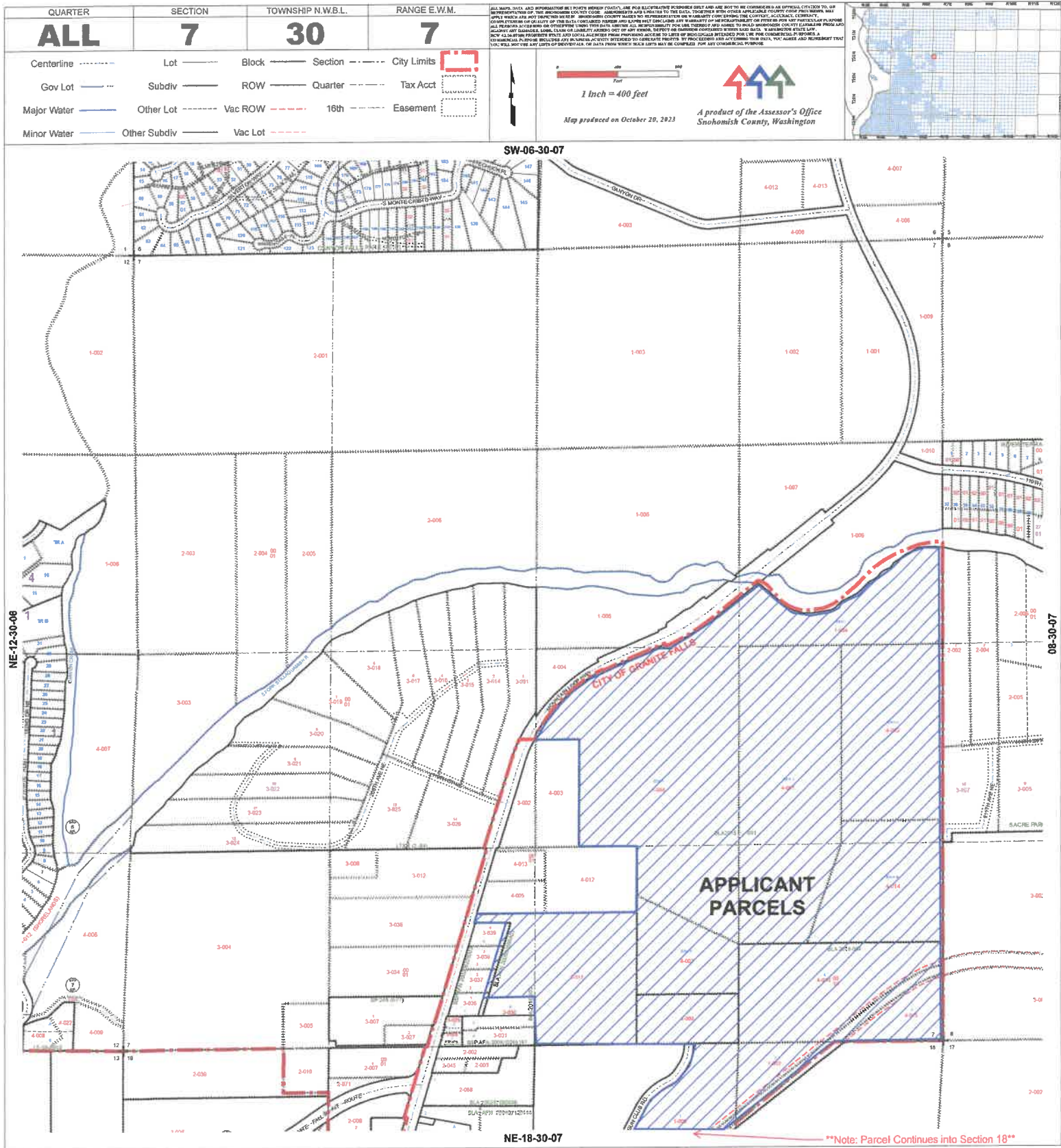
October 2010



Data sources: \*City of Granite Falls, \*\*Snohomish County, \*\*\*Federal Emergency Management Agency, National Agricultural Imagery Program.

All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown on this map.







# Affidavit of Publication

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1020579 SEPA DNS as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 10/03/2025 and ending on 10/03/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$141.04.

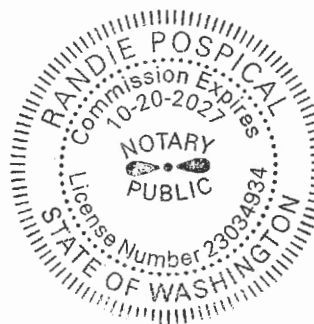
Subscribed and sworn before me on this

3rd day of October,  
2025.

Randie P

Notary Public in and for the State of Washington.

City Of Granite Falls/LEGAL ADS | 14102095  
DARLA WILKINS



CITY OF GRANITE FALLS  
STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF NONSIGNIFICANCE

Lead agency: City of Granite Falls  
Agency Contact: Brent Kirk, Deputy City Manager,  
brent.kirk@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 2024-001) includes certain properties located along Mountain Loop Hwy. in Granite Falls, WA 98252 (Latitude 48° 4' 45" N, Longitude -121° 58' 28" 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 within 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 provide "benefits for the city including improvements to the jobs to housing ratio and the city's tax base" and "develop a similar number of single family homes as it could under the existing conditions...to rezone the smaller residential area to R-7200 and make minor changes to the City's Planned Residential Development (PRD) code that allows its use in the R-7200 zone".

With this proposal, the Applicant's other 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, especially the extension of sewers.  
D. Provide for a more cohesive industrially zoned area, which area could support a future industrial park and achieve the city's employment and economic development goals.  
E. Provide for greater single family housing options with proposed amendments that would allow use of the Planned Residential Development (PRD) code in the R-7200 zone.  
F. Provide diverse single family housing options adjacent to the industrial zoning consistent with matching future housing to future workforce.

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 October 1st, 2025.

Responsible Official:  
Brent Kirk, Deputy City Manager,  
215 S. Granite Ave.  
Granite Falls, WA 98252

360.691.6441  
brent.kirk@ci.granite-falls.wa.us

Appeal process

Appeals to the above DNS must be filed with the City of Granite Falls within ten calendar days following the issuance of this DNS (Appeal deadline: 5:00 pm., October 10, 2025). Appeals must be filed in writing with the City of Granite Falls Deputy City Manager 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.

Published: October 3, 2025.

EDH1020579



# EXHIBIT E

**GRANITE FALLS**

City of Granite Falls  
215 S. Granite Avenue / P.O. Box 1440  
Granite Falls, Washington 98252

P (360) 691-6441  
F (360) 691-6734  
[www.ci.granite-falls.wa.us](http://www.ci.granite-falls.wa.us)

## PUBLIC HEARING NOTICE

City of Granite Falls  
OCTOBER 14, 2025  
6:00 p.m., or soon thereafter

---

### BEFORE THE GRANITE FALLS PLANNING COMMISSION

\*\*\*\*\*

NOTICE IS HEREBY GIVEN THAT, in the Granite Falls City Hall Council Chambers at 215 S. Granite Avenue, Granite Falls, WA on Tuesday, the 14<sup>th</sup> day of October, 2025, at 6:00 p.m., or soon thereafter, a public hearing will occur to receive comments regarding proposed Permit #CPA/ZMA2024-001 Miller Properties Comprehensive Plan Amendment and Zoning Map Amendment amending portions of Granite Falls Comprehensive Plan Land Use Element, Zoning Map, and Future Land Use Map.

Any person may appear at the hearing and may comment on the proposed amendments. If you are unable to attend the public hearing in person, you may submit your written comments by 5:00 p.m., October 14, 2025, to the attention of the City Clerk at Granite Falls City Hall, 215 S Granite Avenue, Granite Falls, WA, 98252, in order for your comments to be considered as part of the formal record. Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. or by calling 360-691-6441.

GRANITE FALLS PLANNING COMMISSION

Darla Wilkins, City Clerk

Dated this 3rd of October 2025.

**Notice – All Proceedings of this meeting are sound recorded**



## PUBLIC HEARING NOTICE

I, Darla Wilkins, City Clerk for the City of Granite Falls, WA hereby certifies the Public Hearing Notice for consideration of proposed permit #CPA/ZMA2024-001 Miller Properties Comprehensive Plan Amendment and Zoning Map Amendment amending portions of the Granite Falls Comprehensive Plan Land Use Element, Zoning Map, and Future Land Use Map to be heard on **October 14, 2025 at 6:00 pm** in City Council Chambers at 215 S. Granite Ave., Granite Falls, WA and via remote meeting, was posted and distributed as described below.

City Hall, 215 South Granite Avenue by: Darla date: 10/3/2025

Granite Falls Public Library, 815 East Galena Street by: BO date: 10/3/25

Granite Falls Post Office, 205 East Stanley Street by: BO date: 10/3/25

Mailed to property owners within 300':

by Darla date: 10/3/2025

Posted on City Website and Emailed to Everett Daily Herald:

by Darla date: 10/3/2025

Certified this 3rd day of October, 2025

Darla Wilkins

By Darla Wilkins, City Clerk, MMC

## Affidavit of Publication

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1020510 CPA-ZMA2024-001 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 10/02/2025 and ending on 10/02/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$67.08.

Subscribed and sworn before me on this

2nd day of October,

2025.

Rendie P. C.

Notary Public in and for the State of Washington.

City Of Granite Falls/LEGAL ADS | 14102095  
DARLA WILKINS





PUBLIC NOTICE  
City of Granite Falls  
OCTOBER 2, 2025

NOTICE IS HEREBY GIVEN THAT a Comprehensive Plan Amendment and Zoning Map Amendment proposal has been submitted to the City of Granite Falls for consideration to amend the City's adopted Comprehensive Plan as part of the 2026 annual amendment action.

PROPOSED PROJECT DESCRIPTION: The application known as CPA-ZMA2024-001 Miller Shingle Redesignation & Rezone Proposal requests City consideration to approve proposed amendments to the 2024 Comprehensive Plan Periodic Update along with a proposed concurrent development code amendment to allow certain adjustments to the official zoning map and related recognition of realigned residential and industrial land district boundaries, residential growth capacities, and provisions for allowance of Planned Residential Developments in the R-7200 Zoning District.

REVIEW PROCESS: Comprehensive Plan Amendment and Zoning Map Amendments (Rezoning) are a Type IV decision requiring public notice and public hearing before both the City Planning Commission and City Council.

PUBLIC REVIEW AND COMMENT: Interested parties may submit written comments within 14 days of this Notice by sending them to City Hall, Attn: Darla Wilkins, City Clerk, PO Box 1440, Granite Falls, WA 98252 or by email at [darla.wilkins@ci.granite-falls.wa.us](mailto:darla.wilkins@ci.granite-falls.wa.us). The deadline for public comments is 4:00pm, October 13, 2025.

NOTICE OF PUBLIC HEARINGS: Notice of public hearings shall be mailed to property owners within 300 feet of the proposed action, posted in City designated official posting locations, and published within the newspaper of public record at least 10 days prior to scheduled Public Hearing date. The Public Hearing will be scheduled before the Planning Commission on Tuesday, October 14, 2025.

Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. or by calling 360-691-6441.

Dated this 2nd day of October 2025.

Published: October 2, 2025.

EDH1020510

## Everett Daily Herald

### Affidavit of Publication

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1020625 PH - MILLER as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 10/03/2025 and ending on 10/03/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$43.00.

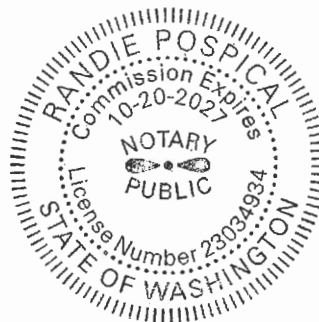
Subscribed and sworn before me on this

3rd day of October,  
2025.

Randie P.

Notary Public in and for the State of  
Washington.

City Of Granite Falls/LEGAL ADS | 14102095  
DARLA WILKINS



PUBLIC HEARING NOTICE  
City of Granite Falls  
OCTOBER 14, 2025  
6:00 p.m., or soon thereafter

BEFORE THE GRANITE FALLS PLANNING COMMISSION  
NOTICE IS HEREBY GIVEN THAT, in the Granite Falls City Hall Council Chambers at 215 S. Granite Avenue, Granite Falls, WA on Tuesday, the 14th day of October, 2025, at 6:00 p.m., or soon thereafter, a public hearing will occur to receive comments regarding proposed Permit #CPA/ZMA2024-001 Miller Properties Comprehensive Plan Amendment and Zoning Map Amendment amending portions of Granite Falls Comprehensive Plan Land Use Element, Zoning Map, and Future Land Use Map.  
Any person may appear at the hearing and may comment on the proposed amendments. If you are unable to attend the public hearing in person, you may submit your written comments by 5:00 p.m., October 14, 2025, to the attention of the City Clerk at Granite Falls City Hall, 215 S Granite Avenue, Granite Falls, WA, 98252, in order for your comments to be considered as part of the formal record. Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. or by calling 360-691-6441.  
GRANITE FALLS PLANNING COMMISSION  
Daria Wilkins, City Clerk  
Dated this 3rd of October 2025.  
Published: October 3, 2025.

EDH1020625



BECOMES  
RESIDENTIAL

A PORTION OF SECTION 18, TOWNSHIP 30 NORTH, RANGE 7 EAST, W.M.

|                        | HEAVY INDST           | LIGHT INDST           | R-9,600               | R-7,200               | Total                  |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| Before Rezoning        | 2,421,561 sf 55.59 ac | 727,360 sf 16.70 ac   | 4,339,119 sf 99.61 ac | 0 sf 0.00 ac          | 7,488,040 sf 171.90 ac |
| Existing Totals        | Industrial 72.29 ac   |                       | Residential 99.61 ac  |                       |                        |
| After Rezoning         | 2,558,702 sf 58.74 ac | 1,065,094 sf 24.45 ac | 0 sf 0.00 ac          | 3,864,244 sf 88.71 ac | 7,488,040 sf 171.90 ac |
| Post - Rezoning Totals | Industrial 83.19 ac   |                       | Residential 88.71 ac  |                       |                        |

HEAVY INDUSTRIAL (HI)

LIGHT INDUSTRIAL (LI)

R-9,600

R-7,200

DESIGNATED TO HEAVY INDUSTRIAL

DESIGNATED TO LIGHT INDUSTRIAL

EXISTING ZONING OFFSITE

LIGHT INDUSTRIAL RETAIL

HEAVY INDUSTRIAL (HI)

LIGHT INDUSTRIAL (LI)

LOWER DENSITY RESIDENTIAL (LDR)

MID DENSITY RESIDENTIAL (MDR)

HEAVY INDUSTRIAL REZONED

DESIGNATED TO HEAVY INDUSTRIAL

LAND TECHNOLOGIES  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-452-9727



MAKING A WAY OUT OF NO WAY

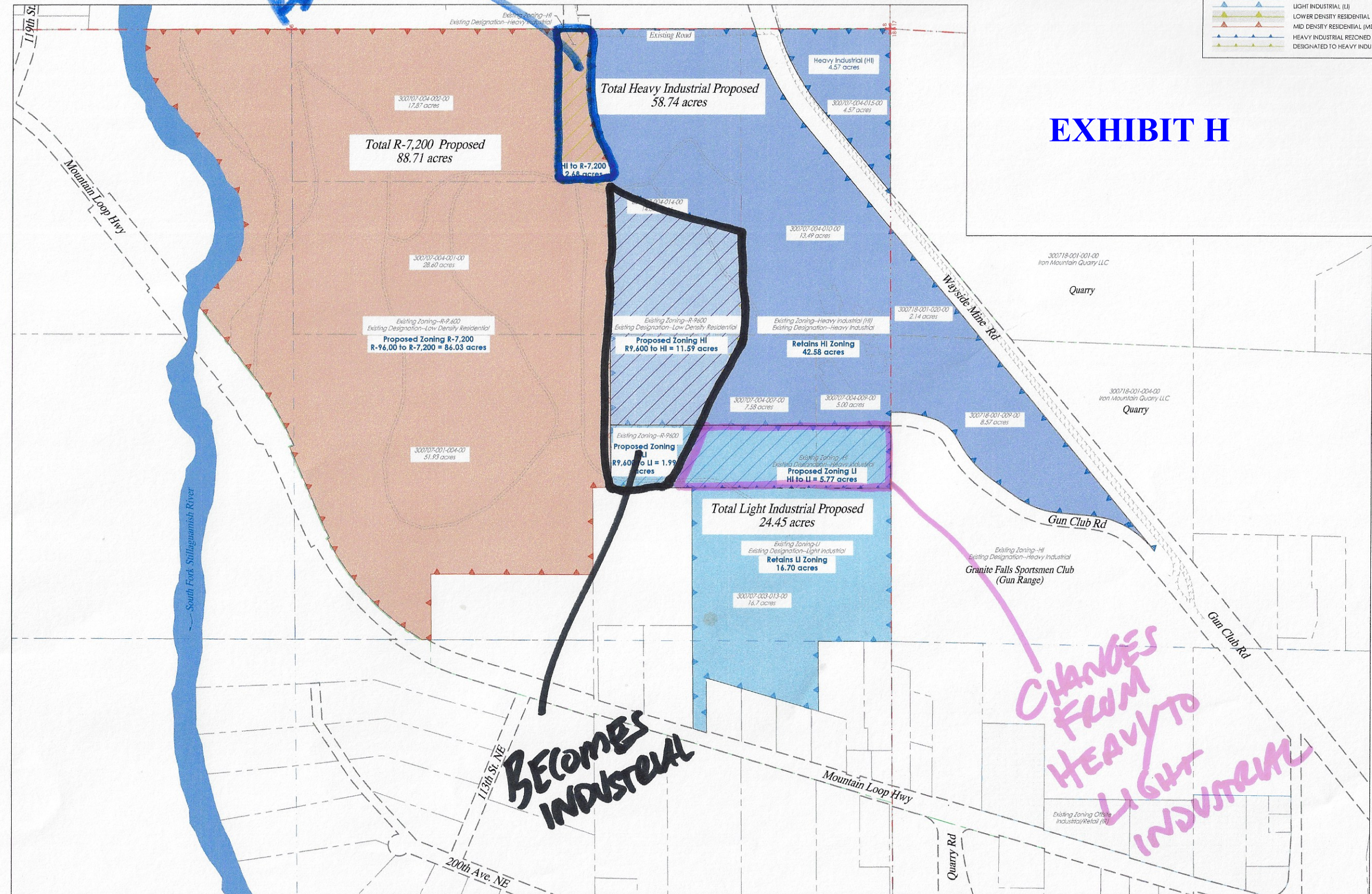


EXHIBIT H

BECOMES  
INDUSTRIAL

CHANGES  
FROM  
HEAVY TO  
LIGHT  
INDUSTRIAL



PROJECT LEAD: Marie  
CHECKED BY: Tyler  
DATE: 10/31/2024  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

Industrial/Residential North of Gun Club Rd

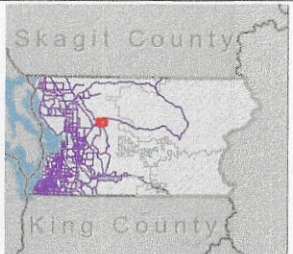
Miller Shingle Co.  
2010 Gun Club Road, Granite Falls, WA 98222  
PO Box K, Granite Falls, WA 98223

INDUSTRIAL RESIDENTIAL REZONE MAP

SHEET  
1  
of 2

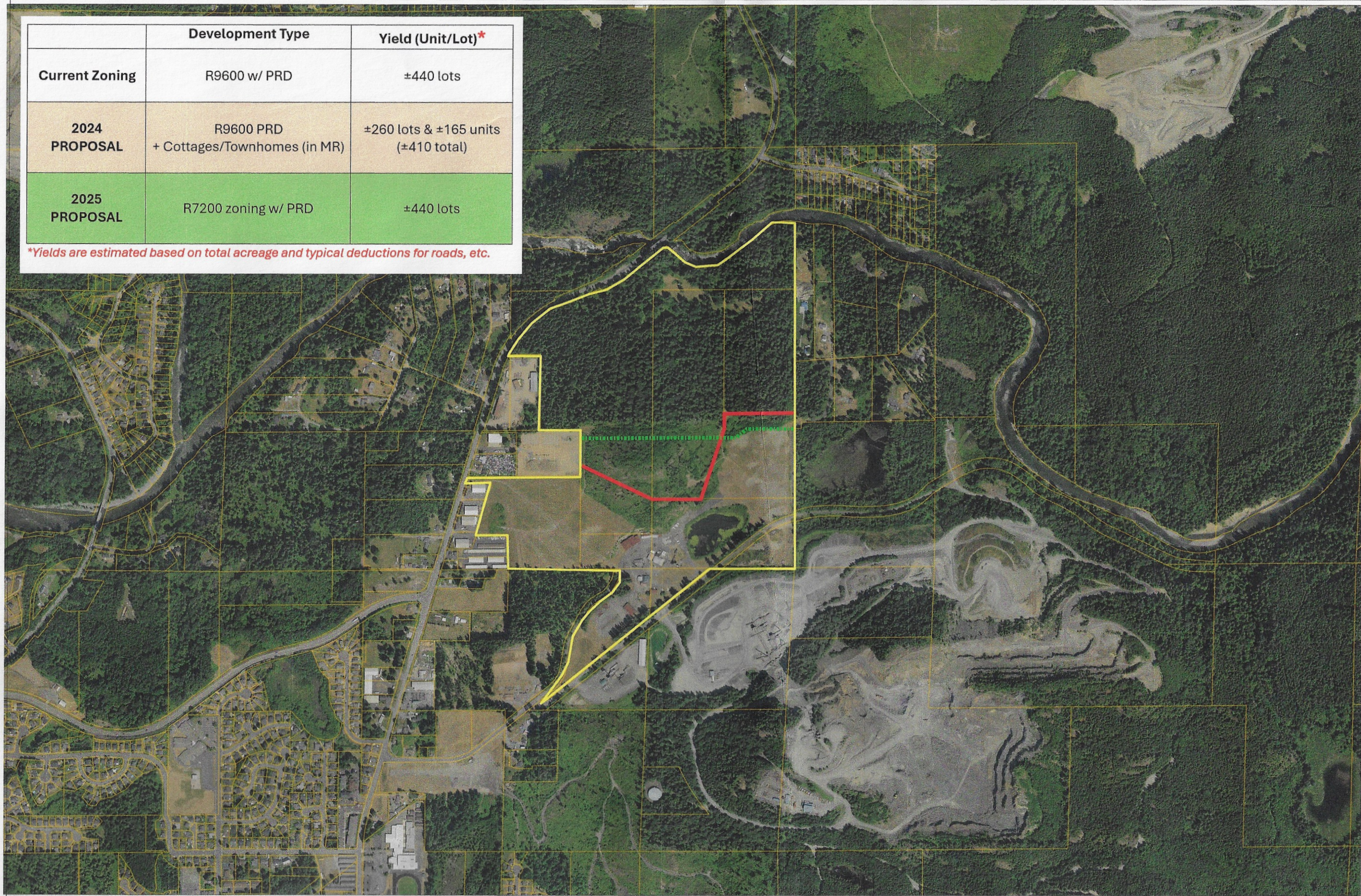
24x36





|                | Development Type                          | Yield (Unit/Lot)*                      |
|----------------|-------------------------------------------|----------------------------------------|
| Current Zoning | R9600 w/ PRD                              | ±440 lots                              |
| 2024 PROPOSAL  | R9600 PRD<br>+ Cottages/Townhomes (in MR) | ±260 lots & ±165 units<br>(±410 total) |
| 2025 PROPOSAL  | R7200 zoning w/ PRD                       | ±440 lots                              |

\*Yields are estimated based on total acreage and typical deductions for roads, etc.



- Legend**
- Snohomish County Tax Parcels
  - Airports
  - Fire Stations
  - Hospitals
  - Police Stations
  - Schools
  - Bus Stops
  - Community Transit Park and Ride
  - Ferry Terminals
  - Buildings
  - Ferry Routes
  - County Lines 4,800 - 10,000
  - Stikine Indian Reservation Boundary
  - Tulalip Indian Reservation Boundary
  - Cities 4,800 - 10,000
  - Streets 4,800 - 10,000
  - Interstate
  - State Route
  - Highway
  - Major Road, Major Road
  - Minor Road, Minor Road
  - Access Road
  - Water Features
  - County Parks 4,800 - 10,000
  - Cities 4,800 - 10,000
  - National Forest 4,800 - 10,000
  - County Region
  - RELIEF\_HILLSHADE

800.0 0 400.00 800.0 Feet

Projection: NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
Planning and Development Services, Snohomish County

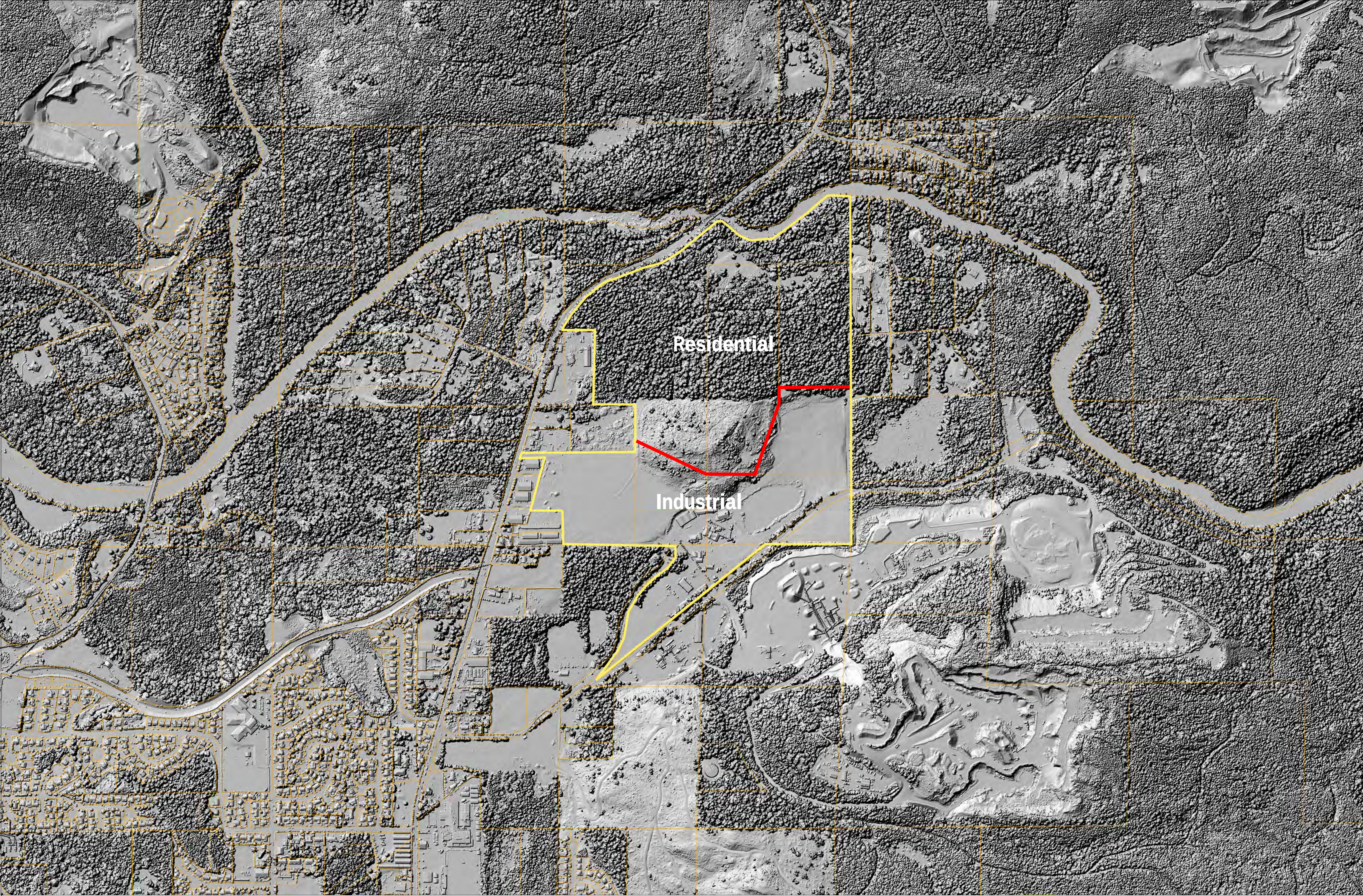
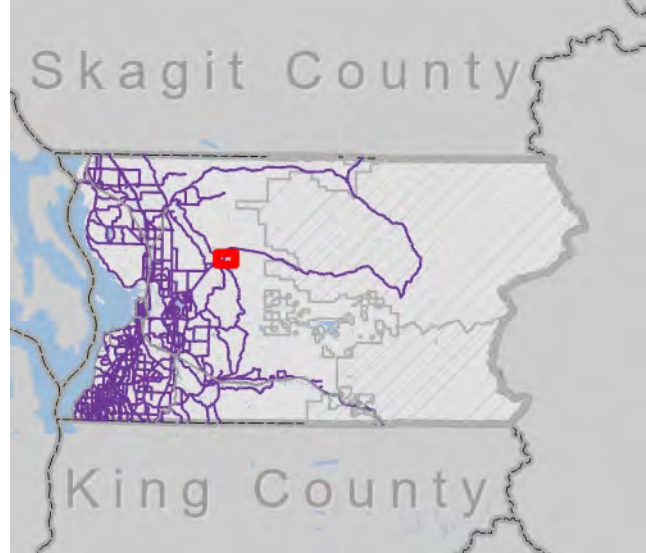
All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no

**Notes**  
This map was automatically generated using Geocortex Essentials.

1: 4,800







**Legend**

- Snohomish County Tax Parcels
- Airports
- Fire Stations
- Hospitals
- Police Stations
- Schools
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- County Region
- RELIEF\_HILLSHADE



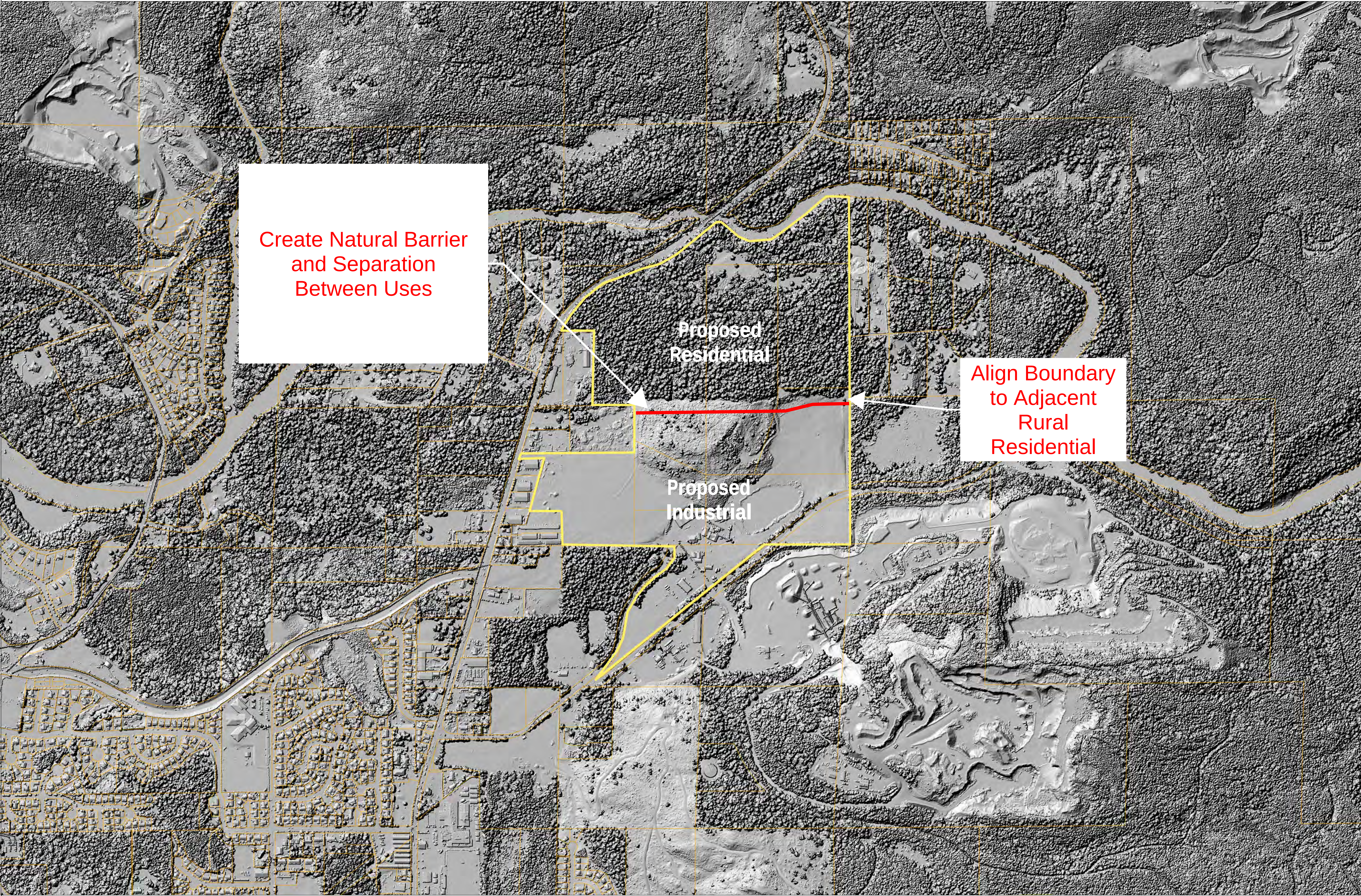
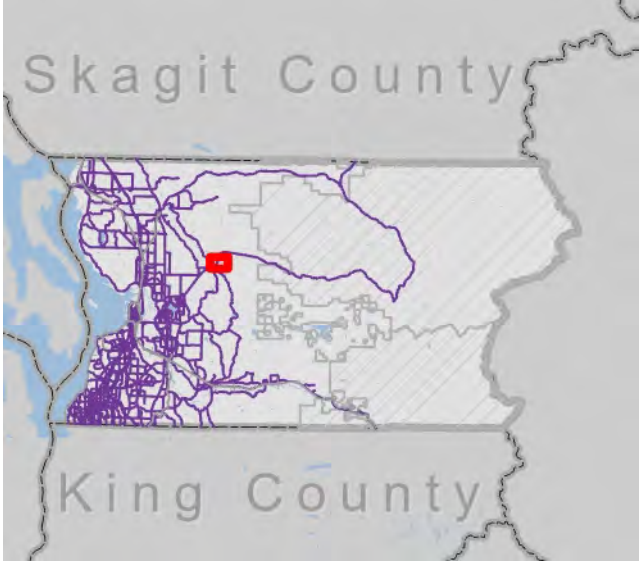
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1: 4,800

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800.0 0 400.00 800.0 Feet

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**Notes**  
This map was automatically generated using Geocortex Essentials.

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## CITY COUNCIL AGENDA BILL

**Subject:** 7.b.

**Originating Dept.:** Planning Department

**Action Recommended:** Adopt Ordinance No. 1069-2025, amending Titles 10, 19, and 21 of the Granite Falls Municipal Code.

**Approval(s):** Planning

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. Staff Report
2. A - Proposed Amendments to Titles 10, 19, and 21 - Option 1
3. B - Proposed Amendments to Titles 10, 19, and 21 - Option 2 (Additional Amendments)
4. C - SEPA Determination of Nonsignificance
5. D - Response Letter from City Staff to City Council
6. E - Comment Letter from David Toyer
7. F - Response Letter from City Staff to David Toyer
8. G - Draft Ordinance
9. H - NOPH
10. I - Verification Posting

---

**Budgeted Amount:**

**BARS Code:**

---

**Summary Statement:**

Proposed amendments to Titles 10, 19, and 21 to integrate local requirements associated with the City's obligations under the Growth Management Act and recently enacted legislation by the Washington State Legislature. The proposed amendments also ensure consistency with the City's recently adopted 2024 Comprehensive Plan.



---

**Background:**

The City of Granite Falls is in the process of amending Titles 10, 19, and 21 to integrate local requirements associated with the City's obligations under the Growth Management Act and recently enacted legislation by the Washington State Legislature. The proposed amendments also ensure consistency with the City's recently adopted 2024 Comprehensive Plan. Below is a list of the applicable recently enacted legislation by the Washington State Legislature:

- HB 1337, regarding accessory dwelling units (GFMC 19.06.090) – Expands housing options by limiting barriers to the construction and use of accessory dwelling units, including allowing for at least two ADUs per single family lot and adding guidance on design and parking standards.
- SB 5258, regarding unit lot subdivisions (GFMC 19.05.310) – Increases the supply and affordability of condominium units and townhouses as an option for homeownership, including revising unit lot subdivision regulations to allow for the subdivision of a parent lot into separately owned unit lots.
- SB 5290, regarding local permit review (GFMC 19.04A.230) - Consolidates local permit review processes and amends sections of RCW 36.70B, including adding guidance for permit fee refunds and adjusting the time period for jurisdictional review while reiterating existing time periods for determinations of completeness.
- House Bill 1998, regarding legalizing inexpensive housing choices through co-living housing - Requires co-living housing as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed-use development.

Proposed amendments to Titles 10, 19, and 21 were presented to the Planning Commission on March 11, 2025; September 9, 2025; October 14, 2025; and October 28, 2025 (Public Hearing). The Planning Commission recommended approval of the proposed code amendments, and no verbal public comments were provided at the Public Hearing. One letter was received on October 28, 2025, from David Toyer which included suggested revisions to the proposed amendments, shown in Attachment E. A response letter from City staff was provided to Mr. Toyer, shown in Attachment F.

A SEPA Determination of Nonsignificance was issued on October 2, 2025, with a 14-day public comment period which ended on October 16, 2025 (Attachment C). No public comments were received.

The proposed code amendments were sent to the Department of Commerce on October 2, 2025 with a request for expedited review. Expedited review was approved on October 16, 2025, and comments from Commerce were received on October 27, 2025, see attached Staff Report.

Proposed amendments to Title 19 were presented to City Council at a Study Session on

November 5, 2025. The Council provided comments at the study session and subsequently to staff. Responses to these comments are provided in Attachment D. Based on these comments, two draft options for proposed code amendments are being provided to Council for further discussion (see Attachments A and B). Attachment B of the draft code amendments includes additional potential amendments for Council review and discussion (See Additional Suggested Amendments – Option 2, page 8) based on the prior comments provided by Council.

---

**Recommended Motion:**

Move to adopt Ordinance No. 1069-2025, an Ordinance of the City of Granite Falls, Washington, amending Titles 10, 19, and 21 of the Granite Falls Municipal Code as set forth in Option 1.

Move to adopt Ordinance No. 1069-2025, an Ordinance of the City of Granite Falls, Washington, amending Titles 10, 19, and 21 of the Granite Falls Municipal Code as set forth in Option 2 (Additional Amendments).

Move to adopt Ordinance No. 1069-2025, an Ordinance of the City of Granite Falls, Washington, amending Titles 10, 19, and 21 of the Granite Falls Municipal Code, with the following revisions:\_\_\_\_\_.

Move to disapprove Ordinance No. 1069-2025, an Ordinance of the City of Granite Falls, Washington, amending Titles 10, 19, and 21 of the Granite Falls Municipal Code.



## City Council Staff Report

**Subject:** Proposed Amendments to GPMC Titles 10 Vehicles and Traffic, 19 Unified Development Code, and 21 Impact Fees

**Date of Staff Report:** November 21, 2025

**Date of Meeting:** December 3, 2025

**Consultant Contact:** Patrick Kelly, AICP and Wayne Carlson, FAICP, LEED AP AHBL, Contract City Planners

### Background

The City of Granite Falls is in the process of amending Titles 10, 19, and 21 of the Municipal Code to integrate local requirements associated with the City's obligations under the Growth Management Act and recently enacted legislation by the Washington State Legislature. The proposed amendments also ensure consistency with the City's recently adopted 2024 Comprehensive Plan. Below is a list of the applicable, recently enacted legislation by the Washington State Legislature:

- HB 1337, regarding accessory dwelling units (GPMC 19.06.090) – Expands housing options by limiting barriers to the construction and use of accessory dwelling units, including allowing at least two ADUs per single family lot and adding guidance on design and parking standards.
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- HB 1998, regarding legalizing inexpensive housing choices through co-living housing  
- Requires co-living housing as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed use development.

## Process

Proposed amendments to Titles 10, 19, and 21 were presented to the Planning Commission on March 11, 2025; September 9, 2025; October 14, 2025; and October 28, 2025 (Public Hearing). The Planning Commission recommended approval of the proposed code amendments, and no verbal public comments were provided at the Public Hearing. One letter was received on October 28, 2025, from David Toyer which included suggested revisions to the proposed amendments, shown in Attachment E. A response letter from City staff was provided to Mr. Toyer, shown in Attachment F.

A SEPA Determination of Nonsignificance was issued on October 2, 2025, with a 14-day public comment period which ended on October 16, 2025 (Attachment C). No public comments were received.

The proposed code amendments were sent to the Department of Commerce on October 2, 2025 with a request for expedited review. Expedited review was approved on October 16, 2025, and the following comments from Commerce were received on October 27, 2025:

- **ADUs**
  - *We recommend removing conversion language in section 19.06.090(4)(c) to align with RCW 36.70A.681(1)(j).*  
**Response:** *This language has been removed.*
  - *We recommend not requiring ADUs to maintain or have similar façade, roof pitch and siding to the principal unit to align with RCW 36.70A.681(1)(h).*  
**Response:** *This language has been removed.*
  - *We recommend removing entrance [location] requirement in section 19.06.090(4)(a) to align with RCW 36.70A.681(1)(h).*  
**Response:** *This language has been removed.*
- **STEP [Shelter, Transitional Housing, Emergency Housing, and Permanent Supportive Housing]**



- *PSH and transitional housing aren't allowed in all required zones. It [appears] the shelter use allowed in the same zones as hotels may not map to the statutory definition of emergency housing/ shelter, so that may need to be updated.*

**Response:** *Per HB 1220, Staff has added permanent supportive housing and transitional housing to as permitted uses in the R-2.3 zone (must be allowed in any zone that residential units or hotels are permitted) and has modified the definition of emergency shelters to clarify that occupants may not be required to enter into a lease or occupancy agreement.*

- **Residential parking**

- *All the [proposed] changes look fine. More updates will be needed to be consistent with SB 6015, but it doesn't [appear this is] the intent of this update.*

**Response:** *Comment acknowledged.*

Proposed amendments to Title 19 were presented to City Council at a Study Session on November 5, 2025. The Council provided comments at the study session and subsequently to staff. Responses to these comments are provided in Attachment D. Based on these comments, two draft options for proposed code amendments are being provided to Council for further discussion (see Attachments A and B). Attachment B of the draft code amendments includes additional potential amendments for Council review and discussion (See Additional Suggested Amendments – Option 2, page 8) based on the prior comments provided by Council.

## **Future Proposed Amendments**

The following additional amendments will be further discussed and proposed to the Planning Commission and City Council in early 2026:

- Add a new use “Trade, Transportation, and Warehousing” as a permitted use in the Light Industrial (LI) and Heavy Industrial (HI) zones (GFMC Table 19.03-I) and provide a definition.
- Add “Heavy equipment sales, service/repair, and rental” as a permitted use in the Heavy Industrial (HI) zone (GFMC Table 19.03-I), and update definitions as needed.
- Revise the “Heavy equipment rental” use to “Heavy equipment sales, service/repair, and rental” (GFMC Table 19.03-I), and update definitions as needed.

- Revised the “Light equipment sales and repair” use to “Light equipment sales, rental, and repair” (GFMC Table 19.03-I), and update definitions as needed.
- Assess and revise Title 21, Impact Fees to ensure compliance with Senate Bill 5258.
- Revise the MR zone (GFMC 19.03.080) development standards to better accommodate unit lot subdivisions.
- Review and amend Chapter 19.06 GFMC, Development Standards, to establish criteria for calculating net developable area, including adding allowance for stormwater vaults topped with a recreational facility to be utilized in density calculations.

### **Suggested Amendments**

The following is a summary of proposed code amendments to Granite Falls Municipal Code (GFMC).

#### Street Design Standards (GFMC 19.04D.020)

- Added language to GFMC 19.04D.020(3) to ensure the approval of plats are subject to compliance with the adopted street design specifications, in accordance with Transportation Policy T-1.7 of the 2024 Comprehensive Plan.
- Added language to GFMC 19.04D.020 (4) to ensure traditional street grids are used in accordance with Transportation Policy T-1.6 of the 2024 Comprehensive Plan.

#### Definitions (GFMC 19.02)

- Added definitions to GFMC Chapter 19.02 for clarity and to reflect proposed additions to various code sections, including the following definitions:
  - “Accessory living quarters”
  - “Assisted senior living facility”
  - “Courtyard apartments”
  - “Dog day care”
  - “Educational institutions”
  - “Emergency shelter, indoor”
  - “Emergency shelter, outdoor”
  - “Hard Surface Coverage”
  - “Hospital”
  - “Interior alterations”
  - “Live/work units”
  - “Medical or dental office/clinic”
  - “Microbreweries and brew pubs”
  - “Monument sign”
  - “Non-responsiveness”
  - “Open record public hearing” or “public hearing”
  - “Permanent supportive housing”
  - “Place of Worship”



- “Project permit” or “project permit application”
- “Public meeting”
- “Sight distance”
- “Significant Tree”
- “Social or civic organization facility”
- “Transitional Housing”
- “Triplex”
- “Zoning map amendment”

#### Development Standards (GFMC 19.03)

- Added allowance for relief from the minimum density requirements of the MR zone with Designated Official decision (GFMC 19.03.080(I)).
- Added satellite (off-site) parking regulations in the MR zone (GFMC 19.03.080(J)), in accordance with Land Use Policy LU-3.7 of the 2024 Comprehensive Plan.
- Replaced “lot coverage” with “hard surface coverage” in all zones, to include all impervious surfaces (previously only included buildings). Walkways/pathways with a width of five feet or less are excluded from hard surface coverage calculations.
- Added that Home Occupations are permitted in residential zones, and within legal non-conforming residential structures occupied as a primary residence in non-residential zones, if compliant with the standards outlined in this chapter (GFMC Chapter 19.04C.065(D)).

#### Project Permit Types and Timelines (GFMC 19.04A Article III)

- Added interior site plan review as a Type I permit and unit lot subdivisions as a Type II permit to GFMC Table 19.04A-I: Classification of Permits and Decisions.
- Added standards to GFMC 19.04A.230 Time frames for review in accordance with Senate Bill 5290, including:
  - Updated project permit timelines for Type I, II, and III permits.
  - Added standards for applicant actions that may impact the established project permit timelines.
  - Added project types that are excluded from project permit timelines.
- Revised standards for expiration of approvals and approved permits for preliminary subdivision approvals (GFMC 19.04A.250(D)).

#### Comprehensive Plan Amendments (GFMC 19.04C.035)

- Added an exception to annual comprehensive plan amendments to allow for more frequent amendments for an emergency, per RCW 36.70A.130(2)(b).

#### Legal Lot Status (GFMC 19.04D.065)

- Added a section (GFMC 19.04D.065) on legal lot status determination.

In response to Council concern about this section potentially invalidating lots created through a testamentary process, RCW 58.17.040 requires these lots to be recognized as legal lots of record. This is acknowledged in proposed section 19.04D.065(E)(4).

#### Unit Lot Subdivisions (GFMC 19.05.310)

- Added standards to GFMC 19.05.310 Unit lot subdivisions in accordance with Senate Bill 5258, including:
  - Revised the Section title from “Unit lot subdivisions” to “Fee simple unit lot subdivisions.” and updated the purpose statement to reflect this change.
  - Added standards as required per Senate Bill 5258, such as notes that shall be placed on the recorded plat.

#### Landscaping Standards (GFMC 19.06.020)

- Revised the definition of significant trees to exclude Alders and Cottonwoods at any size from being classified as significant trees (GFMC 19.06.020(D)(4)).

#### Sign Standards (GFMC 19.06.040)

- Proposed the following revisions to GFMC 19.06.040, Sign regulations:
  - Replaced the term “Freestanding signs” with “Monument signs” throughout the section.
  - Changed the maximum height of monument signs from 25 feet to 12 feet in the Public Ownership and General Business District zones.

#### Parking Standards (GFMC 19.06.050, Table 1)

- Revised parking quantity requirements (GFMC 19.06.050, Table 1) for boarding houses from 1 parking stall per sleeping room to 0.25 parking stalls per sleeping room in accordance with House Bill 1998 relating to legalizing inexpensive housing choices through co-living housing.



- Added an additional exemption for off-street parking requirements for existing uses in the Central Business District (GPMC 19.06.050(6)(b)).
- Added a note to allow reduced parking for warehousing uses with the submittal of a parking demand study prepared by a qualified professional demonstrating that a lesser amount of parking will adequately serve the proposed use (GPMC 19.06.050 Table 1).

#### Accessory Dwelling Units (GPMC 19.06.090)

- Added standards to GPMC 19.06.090, Accessory dwelling units in accordance with House Bill 1337, including:
  - Allowing up to two ADUs per single family lot (the existing Code allows one ADU per single family lot).
  - Added that mobile homes, recreational vehicles, campers, or vehicles shall not be used as an ADU.
  - Revised design standards to ensure compliance with House Bill 1337, such as:
    - Allowing for ADUs to be created through the addition or conversion of an existing detached structure even if the structure is nonconforming to required setbacks or lot coverage, if fire and safety standards are met and the existing nonconformity is not worsened (GPMC 19.06.090(C)(3)).
    - Removed the existing ADU entrance standards (GPMC 19.06.090(C)(4)(a)).
    - Removed the existing ADU design standards requiring a similar façade, roof pitch, and siding to the principal dwelling units (GPMC 19.06.090(C)(4)(g)).
  - Added parking standards for ADUs (GPMC 19.06.090(C) Table 1).
  - Added a reference to the fee schedule for impact fee requirements for ADUs (GPMC 19.06.090(D)).

#### Recreational Vehicles (GPMC 19.06.135 and 10.04.030)

- Added standards for storage of Recreational Vehicles on residential properties (GPMC 19.06.135) and within the public right of way (GPMC 10.04.030(B) and (C)) in accordance with Land Use Policy LU-3.3 of the 2024 Comprehensive Plan.

#### Parking of Trucks, Trailers or Tractor-Trailer Combination (GFMC 10.04.040)

- Added parking location restrictions for parking of trucks, trailers or Tractor-Trailer combinations on residential streets in any residential zone (GFMC 10.04.040(A)).

#### Impact Fees (GFMC 21.06.170)

- Added additional language to GFMC 21.06.170 for exemptions or reductions to Park Impact Fees per RCW [82.02.060](#)(4).

### **Additional Suggested Amendments – Option 2**

The suggested amendments below are optional and require further discussion with City Council. These amendments are in addition to those listed above.

#### Residential 7,200 (R-7,200) zone (GFMC 19.03.060)

- Added satellite (off-site) parking regulations in the R-7,200 zone (GFMC 19.03.060.K), in accordance with Land Use Policy LU-3.7 of the 2024 Comprehensive Plan.

#### Residential 9,600 (R-9,600) zone (GFMC 19.03.050)

- Added satellite (off-site) parking regulations in the R-9,600 zone (GFMC 19.03.050(I)), in accordance with Land Use Policy LU-3.7 of the 2024 Comprehensive Plan.

#### General Commercial (GC) zone (GFMC 19.03.100)

- Revised maximum impervious surface amounts in the General Commercial (GC) zone from no maximum to 85 percent (GFMC 19.03.100(C)).

#### Parking of Trucks, Trailers or Tractor-Trailer Combination (GFMC 10.04.040)

- Added standards to allow for the parking of trucks, trailers or tractor-trailer combinations at the owner's or operator's place of residence in certain circumstances (GFMC 10.04.040(B)).

### **Discussion Items**

- Review proposed and optional proposed amendments (see ***Additional Suggested Amendments – Option 2*** section above).



## **Recommendation**

Staff recommends the City Council adopt the draft ordinance (Attachment G) amending the Municipal Code as set forth in Attachment A or Attachment B, at its discretion.

## **Attachments**

- A. Proposed Amendments to Titles 10, 19, and 21 – Option 1
- B. Proposed Amendments to Titles 10, 19, and 21 – Option 2 (Additional Amendments)
- C. SEPA Determination of Nonsignificance
- D. Response Letter from City Staff to City Council
- E. Comment Letter received on October 28, 2025 from David Toyer
- F. Response Letter from City Staff to David Toyer
- G. Draft Ordinance

**19.01.010 Title.**

This title shall be known as the Granite Falls unified development code (UDC). [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**19.01.020 Purpose.**

The general purposes of the development code are:

(A) Implement Comprehensive Plan. To implement the comprehensive plan in accordance with Chapter [36.70](#) RCW et seq. (Planning Enabling Act) and Chapter [36.70A](#) RCW et seq. (Growth Management Act) [and implementing a six-year Transportation Improvement Program consistent with the Comprehensive Plan in accordance with RCW 35.77.010](#);

(B) Promote Health and Safety. To promote public health, safety, and general welfare through regulation of physical development of the city;

(C) Orderly Development. To plan for future development of the city in an orderly and predictable fashion;

(D) Adequate Public Facilities. To provide for adequate public facilities and services to support land development;

(E) Promote Well-Being. To promote social and economic well-being through integration of aesthetic, environmental, and economic values;

(F) Protect Property Rights. To protect property rights;

(G) Protect Resources. To encourage protection of environmentally critical or historically significant resources;

(H) Ensure Adequate Space. To ensure provision of adequate space for commercial, industrial, residential, and other activities necessary for public welfare;

(I) Administration of Regulations. To provide for efficient and effective administration and enforcement of the regulations;

(J) Provide Light and Access. To provide adequate light, air, privacy, and convenience of access to property;

(K) Elimination of Nonconforming Uses. To provide for the gradual elimination of those uses of land, buildings and structures which do not conform to the standards of the district in which they are located and are adversely affecting the development and taxable value of property in the district. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**19.01.030 Interpretation and application – General.**

(A) Minimum Requirements. In interpreting and applying the provisions of this UDC, they shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and general welfare. It is not intended by this UDC to interfere with or revoke or invalidate any easement, covenant, or other agreement between parties.

(B) Greater Restrictions. When the provisions of this UDC impose greater restrictions than are imposed by other applicable city, Snohomish County, state, and federal regulations, the provisions of this UDC shall control.

(C) For the purpose of the unified development code, all words used in the code shall have their normal and customary meanings, unless specifically defined otherwise in this code.

(D) Ambiguities or Differences. In case of any ambiguity or difference of meaning or inconsistencies between the text and any illustrations or other graphics, the text throughout this UDC shall control.

(E) Construction of Words. Unless the context clearly indicates otherwise, words in the present tense can include the future tense, and words in the singular can include the plural, or vice versa. Except for words and terms defined in Chapter [19.02](#) GPMC and in Chapter [19.07](#) GPMC, all words and terms used in this UDC shall have their customary meanings.

(F) Shall, Should, May, Will. The words “shall,” “should” and “will” are always mandatory and not discretionary. The word “may” is discretionary.

(G) The word “used” includes designed, intended, or arranged to be used.

~~(H) The masculine gender includes the feminine and vice versa.~~

~~(H)~~ Distance shall be measured horizontally unless otherwise specified. [Ord. 1030 § 1, 2022; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**19.01.040 Severability.**

If any section, subsection, clause, or phrase of this UDC is for any reason held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity or constitutionality of the remaining portions of this UDC. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]



19.01.050 User’s guide.

(A) Chapters. This UDC contains 10 chapters:

- (1) General Provisions. Establishes the purpose, title and basic rules for using the city development code.
- (2) Basic Definitions. Provides definitions for words used throughout the UDC. Words or terms used only in the environmental regulations chapter, Chapter [19.07](#) GFMC, are defined in that chapter.
- (3) Zoning. Lists and describes the zoning classifications, allowed uses for each zone, and the density, intensity, setback, and open space requirements for each zone.
- (4) Code Administration. Combines and coordinates the application, review, and approval procedures for land development in the city.
- (5) General Permits. Provides application procedures, decision criteria, and development standards for conditional use permits, planned residential developments, annexations, variances, and temporary uses.
- (6) Development Standards. Provides development standards such as density, setbacks, height, ~~lot coverage~~[hard surface coverage](#), landscaping, buffering, fences, signs, loading, parking, access, and other standards to cover general and specific uses; also covers home occupations, day care facilities, accessory dwelling units, group homes, adult entertainment, manufactured home parks, RV parks, nonconforming uses, and public works construction standards.
- (7) Environmental Regulations. Establishes the policies and regulatory process for implementing the State Environmental Policy Act (SEPA) and to identify and protect environmentally critical areas; also incorporates by reference the Granite Falls shoreline master program, and provides regulations for flood damage prevention.
- (8) Siting Essential Public Facilities. Provides a comprehensive and efficient process for siting essential public facilities.
- (9) Land Use Fees and Deposits. Establishes fees and deposits for various services, actions, and permits regarding land use as per the unified development code and shall be established by resolution of the city council.
- (10) Vacations of Streets and Access Easements. Establishes the procedure and criteria that the city will use to decide upon vacation of streets, alleys, and other types of public easements relating to street, pedestrian or travel purposes.

(B) Numbering Scheme. The numbering scheme used in this title operates as shown below:

| Title | Chapter | Section | Subsection                |
|-------|---------|---------|---------------------------|
| 19.   | 05.     | 010     | (A)(1)(a)(i), (ii), (iii) |

(C) Format. Each chapter begins with a purpose statement for the chapter. Basic definitions are contained in Chapter [19.02](#) GFMC. Cross references to other chapters and sections of this UDC can be found throughout the document. [Ord. 937 § 9 (Exh. H), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 § 54, 2013; Ord. 740 § 1 (Exh. A), 2007.]

## **19.02 Definitions.**

### **19.02.010.A**

"Accessory Dwelling Unit (ADU)" means a subordinate, self-contained residential unit that is located on the same lot as, and is incidental to, a primary dwelling unit. An ADU provides complete independent living facilities, including permanent provisions for sleeping, cooking, sanitation, and living space. An ADU may be located within or attached to the primary dwelling, or within a detached structure on the same lot.

"Accessory living quarters" means living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use by guests of the occupant. Such quarters do not include an area for the preparation or storage of food and are not used as a separate dwelling unit.

"Assisted senior living facility" means a residential facility for elderly persons (ages fifty-five or older) who require assistance with daily tasks such as cooking, eating, bathing, housekeeping, dispensing of medicines, shopping, appointments and other tasks.

### **19.02.030.C**

"Courtyard Apartments" means attached dwelling units arranged on two or three sides of a yard or court.

### **19.02.040.D**

"Dog day care" means any commercial facility where four or more dogs are left by their owners during the daytime for periods of supervised social interaction in play groups with other dogs. Supervised social interaction occurs during the majority of the time the pets are at the facility.

### **19.02.050.E**

"Educational institutions" means facilities that provide instruction and training in a wide variety of subjects by specialized enterprises, such as schools, colleges, universities, and training centers.

"Emergency shelter, indoor" means any facility that is constructed for the primary purpose of providing shelter for people experiencing homelessness in general or for specific populations of people experiencing homelessness consistent with RCW 36.70A.030(10). People may be granted admittance on a nightly or extended-stay basis. -Emergency shelters may include day centers that do not provide overnight accommodations. Supportive services may or may not be provided in addition to the provision of shelter. Occupants may not be required to enter into a lease or occupancy agreement.

"Emergency shelter, outdoor" means a facility that provides shelter in temporary structures for people experiencing homelessness in general or for specific populations of people experiencing homelessness. "Temporary structure" means not affixed to land permanently including tents, vehicles, or other structures not regulated under the building code. People may be granted admittance on a nightly or extended-stay basis. Occupancy may not be required to enter into a lease or occupancy agreement.

### **19.02.080.H**

"Hard Surface Coverage" means all impervious surfaces (asphalt, concrete pavement, compacted gravel areas, buildings, driveways, parking lots, sidewalks, etc.) and permeable surfaces like pervious pavements, or vegetated roofs. Walkways/pathways five feet in width or less are excluded from the total calculation.

"Hospital" means an institution that provides twenty-four-hour-per-day care for the diagnosis, treatment, care and curing of individuals suffering from illness, injury or any condition requiring medical, obstetric, surgical, or psychiatric care; and other related uses customarily incidental thereto.

### **19.02.090.I**

"Interior alterations" means construction activities that do not modify the exiting site layout or the building footprint.

### **19.02.120.L**

"Live/work units" means built spaces that function as both work spaces and residences, allowing for workers to live and work in the same location.

### **19.02.130.M**

"Medical or dental office/clinic" means a commercial use in which health care services for humans are provided on an outpatient basis, including but not limited to offices for doctors, dentists, chiropractors, and other health care practitioners.

"Microbreweries and brew pubs" means an establishment which manufactures beer or cider beverages on site and may sell products manufactured on site for on-premises and off-premises consumption.

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

"Multifamily dwelling unit" means a building containing three or more dwelling units, or units when above a ground-floor commercial use. The term includes triplexes, fourplexes, apartments, condominiums and the like. It does not include townhouses, boarding houses, motels or hotels.

### **19.02.140.N**



“Non-responsiveness” means that an applicant is not making demonstrable progress on providing additional requested information to the city, or that there is no ongoing communication from the applicant to the city on the applicant’s ability or willingness to provide the additional information.

19.02.150.O

“Open record public hearing” or “public hearing” means a hearing, conducted by a single hearing body or officer authorized by the city to conduct such hearings, that creates the city’s record through testimony and submission of evidence and information, under procedures prescribed by the city by ordinance or resolution. An open record public hearing may be held prior to the city’s decision on a project permit to be known as an “open record pre-decision hearing.” An open record public hearing may be held on an appeal, to be known as an “open record appeal hearing,” if no open record pre-decision hearing has been held on the project permit.

19.02.160.P

“Permanent supportive housing”, as defined in RCW 36.70A.030, means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

“Place of Worship” means a church, synagogue, temple, or other place of religious worship.

“Project permit” or “project permit application” means any land use or environmental permit or license required from the city for a project action, including but not limited to building permits or other construction permits, subdivisions, binding site plans, planned unit developments, conditional use permits, site plan review, permits or approvals required by the city’s critical areas ordinance, but excluding permits for wireless communication facilities and the adoption or amendment of a comprehensive plan, subarea plan, zoning map amendment, or development regulations except as otherwise specifically included in this section, and administrative approvals that are categorically exempt from environmental review or for which environmental review has already been completed.

“Public meeting” means an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the city’s decision. A public meeting may include, but is not limited to, a scoping meeting on a draft environmental impact statement. A public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the city’s project permit application file.

“Public safety facility” means land or structures owned by or operated for the safety and benefit of the public use and necessity, including, but not limited to, fire and police protection services.

19.02.190.S

“Sight Distance” means the clear sight triangles at any intersection or access point connection to allow a driver stopped on an approach to depart from the minor road or access point and enter or cross the major road. The "triangle" is defined by the line-of-sight from a vehicle stopped on a minor road to a vehicle approaching on the major road and back to the intersection. This area, along the intersection approach legs and across their included corners, must be clear of obstructions that might block a driver's view of potentially conflicting vehicles. The vertex, or decision point, of the sight triangle on the minor road or access point shall be 15 feet from the edge of the major road traveled way. The edge of the traveled way shall be the outside edge of the travel lane. Bicycle lanes, walkways or paved shoulders are not included.

“Significant Tree” means a healthy evergreen or deciduous tree, ten inches in diameter or greater as a single trunk, measured four and one half feet above existing grade. Alders and Cottonwoods are not considered significant trees at any size.

“Social or civic organization facility” means a facility used for social or civic purposes, operated by a nonprofit or government organization.

19.02.200.T

“Transitional Housing” as defined in RCW 84.36.043, means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

“Triplex” means a building with three attached dwelling units with common separation walls joining the units, none of which overlaps another vertically.

19.02.260.Z

“Zoning map amendment” means is a change to a land’s designation on the city's zoning map that alters the boundaries of a zoning district.

19.03 Zoning

Table 19.03-I: Permitted Uses by Zoning District

|                                                 | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|-------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| <b>PUBLIC AND INSTITUTIONAL</b>                 |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Antennas                                        | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             | P                             | P                           | P                           | C                                 |                    |                     |
| <a href="#">Churches/Religious institutions</a> |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Community Center                                |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             | P                                 |                    |                     |
| Educational institution                         |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             |                               | P                           | C                           | P                                 |                    |                     |
| Essential Public Facilities                     |                                      | C                                | C                                | C                               | C                                    | P                                        | P                             | P                             | P                           |                             | C                                 |                    |                     |
| Municipal Parking area                          |                                      |                                  |                                  | P                               | P                                    | P                                        | P                             |                               | P                           |                             | P                                 |                    |                     |
| <a href="#">Place of Worship</a>                |                                      | C                                | C                                | C                               | C                                    | C                                        | C                             |                               |                             |                             | P                                 |                    |                     |
| <a href="#">Preschool</a>                       |                                      |                                  |                                  |                                 | <a href="#">C</a>                    | <a href="#">P</a>                        | <a href="#">P</a>             |                               | <a href="#">P</a>           | <a href="#">C</a>           |                                   |                    |                     |
| Public library                                  |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             | P                                 |                    |                     |
| Public parks                                    | C                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             | P                                 |                    |                     |
| Public safety facilities                        | P                                    | C                                | C                                | P                               | P                                    | P                                        | C                             | P                             | P                           | P                           | P                                 |                    |                     |
| Public facilities and utilities                 | C                                    | C                                | C                                | C                               | C                                    | C                                        | C                             |                               |                             |                             | P                                 |                    |                     |
| Social or civic organization facility           |                                      |                                  |                                  | C                               | C                                    | P                                        | P                             |                               |                             |                             | P                                 |                    |                     |
| <b>INDUSTRIAL</b>                               |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Accessory living quarters                       |                                      |                                  |                                  |                                 |                                      |                                          |                               | P (secondary use)             | P (secondary use)           | P (secondary use)           |                                   |                    |                     |
| Building material sales and storage             |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           | C                           |                                   |                    |                     |
| Commercial laundries and cleaners               |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Commercial nurseries/greenho uses               |                                      |                                  |                                  |                                 |                                      | C                                        | P                             | P                             | P                           |                             |                                   |                    |                     |



|                                                    | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|----------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Communication Facility                             | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             | P                             | P                           | P                           | C                                 |                    |                     |
| General warehousing including wholesale trade      |                                      |                                  |                                  |                                 |                                      |                                          |                               | P                             | P                           |                             |                                   |                    |                     |
| Light manufacturing and assembly                   |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Recycling facility, processing                     |                                      |                                  |                                  |                                 |                                      |                                          | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Recycling facility, scrap and dismantling facility |                                      |                                  |                                  |                                 |                                      |                                          | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Surface mining                                     |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             | P                           |                                   |                    |                     |
| <b>OPEN SPACE AND PARKS</b>                        |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Challenge or zip line course                       | C                                    | C                                |                                  | C                               | C                                    | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Display or community garden                        | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             | P                                 | P                  |                     |
| Go-cart facility                                   | C                                    | C                                |                                  | C                               | C                                    | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Off-street public parking                          | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Outdoor passive parks                              | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             | P                                 | P                  | P                   |
| Park maintenance storage facility                  | C                                    | PC                               | PC                               | PC                              | PC                                   | PC                                       | CP                            | P                             | P                           | Not ListedP                 | P                                 | P                  | P                   |
| Picnic area and related facilities                 | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             |                                   | P                  | P                   |
| Play equipmentPlayground                           | P                                    | P                                | P                                | P                               | P                                    |                                          | P                             |                               |                             |                             |                                   | P                  | P                   |
| Playfields                                         | C                                    | P                                | P                                | P                               | P                                    |                                          | P                             |                               |                             |                             |                                   | P                  | P                   |
| Private recreational facilities                    | P                                    | C                                | C                                | C                               | C                                    | P                                        | P                             | P                             | P                           | P                           |                                   | P                  | P                   |
| Public restrooms                                   | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Public utility                                     | PC                                   | PC                               | PC                               | PC                              | PC                                   | PC                                       | PC                            | P                             | P                           | P                           | P                                 | C                  |                     |

|                                                        | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|--------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| <a href="#">Remote-control model facility</a>          |                                      |                                  |                                  | €                               | €                                    | P                                        | P                             | €                             |                             |                             |                                   |                    |                     |
| <a href="#">Stormwater retention or detention pond</a> | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Trails                                                 | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             | P                                 | P                  | P                   |
| <b>RESIDENTIAL</b>                                     |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Accessory Dwelling Unit                                | P                                    | P                                | P                                |                                 | C                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Adult Family Home                                      | P                                    | P                                | P                                | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Assisted Senior Living Facility                        |                                      |                                  |                                  | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Boarding House                                         |                                      | P                                | P                                | P                               | P                                    | <u>P</u>                                 | <u>P</u>                      |                               |                             |                             |                                   |                    |                     |
| <a href="#">Convalescent home</a>                      |                                      |                                  |                                  | <u>P</u>                        | <u>P</u>                             | €                                        |                               |                               |                             |                             |                                   |                    |                     |
| Courtyard Apartments                                   |                                      |                                  |                                  | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Duplex                                                 |                                      | P <sup>5</sup>                   | P <sup>5</sup>                   |                                 | <u>P</u>                             |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Dwelling, multiple-family                              |                                      |                                  |                                  | P                               | C                                    | <u>P</u> <sup>4</sup>                    | C                             |                               |                             |                             |                                   |                    |                     |
| Dwelling, single family                                | P                                    | P                                | P                                | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Emergency Temporary Shelter                            |                                      |                                  |                                  |                                 |                                      | <u>P</u>                                 | <u>P</u>                      |                               |                             |                             | P                                 |                    |                     |
| <a href="#">Home-based Family</a> daycare              | <u>C</u>                             | C                                | C                                | C                               | C                                    | <u>C</u>                                 | <u>C</u>                      |                               |                             |                             |                                   |                    |                     |
| Foster home                                            |                                      | P                                | P                                | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Home occupation                                        | P                                    | P                                | P                                | P                               | P                                    | <u>C</u> <sup>2</sup>                    |                               |                               |                             |                             |                                   |                    |                     |
| Live/work units                                        |                                      |                                  |                                  | C                               | C                                    | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Manufactured Home                                      | P                                    | P                                | P                                | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Mobile Home Park                                       |                                      |                                  |                                  | P                               |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Nursing <a href="#">or Convalescent</a> Home           |                                      |                                  |                                  | P                               | P                                    | C                                        |                               |                               |                             |                             |                                   |                    |                     |
| Permanent Supportive Housing                           | <u>P</u>                             | P                                | P                                | P                               | P                                    | <u>P</u> <sup>4</sup>                    | <u>C</u>                      |                               |                             |                             |                                   |                    |                     |
| RVs                                                    | P                                    |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |



|                                                   | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|---------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| <a href="#">RV-Recreational Vehicle (RV) park</a> | P                                    |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Townhouse                                         |                                      |                                  |                                  | P                               | C                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Transitional Housing                              | <u>P</u>                             | P                                | P                                | P                               | P                                    | <u>P</u> <sup>4</sup>                    | <u>C</u>                      |                               |                             |                             |                                   |                    |                     |
| Triplex                                           |                                      |                                  | <u>P</u> <sup>5</sup>            | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| <b>COMMERCIAL</b>                                 |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Adult Cabaret                                     |                                      |                                  |                                  |                                 |                                      |                                          | P                             |                               |                             |                             |                                   |                    |                     |
| Animal clinics/hospitals                          |                                      |                                  |                                  |                                 |                                      | C                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Animal shelter                                    |                                      |                                  |                                  |                                 |                                      |                                          | C                             |                               | P                           | P                           | C                                 |                    |                     |
| Art galleries                                     |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Automobile sales and rentals                      |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Automobile fueling and service                    |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Banks, business and drive up banking              |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Bed and Breakfast                                 |                                      | C                                | C                                |                                 | C                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Boat sales and repair                             |                                      |                                  |                                  |                                 |                                      | <u>C</u> <u>P</u>                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Cabinet and furniture shops                       |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Cafeteria or limited service restaurant           |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Cemetery                                          |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             | P                                 |                    |                     |
| Commercial kennels and catteries                  |                                      | C                                | C                                |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Commercial nursery/greenhouses                    |                                      |                                  |                                  |                                 |                                      |                                          |                               | P                             | P                           | P                           |                                   |                    |                     |
| Convenience Store                                 |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Day Care Centers                                  | <u>P</u>                             | <u>C</u> <u>P</u>                | <u>C</u> <u>P</u>                | <u>P</u> <sup>1</sup> <u>P</u>  | <u>P</u> <sup>1</sup> <u>P</u>       | P                                        | P                             | P <sup>1</sup>                |                             |                             |                                   |                    |                     |
| Dog Day Care                                      |                                      | C                                | C                                |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |

|                                                   | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|---------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Drive in espresso/coffee business                 |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Drycleaners/Laundromats                           |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | C                           |                             |                                   |                    |                     |
| Florists, retail                                  |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Fitness centers and workout gyms                  |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | C                           |                             |                                   |                    |                     |
| Gambling premises                                 |                                      |                                  |                                  |                                 |                                      | C                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Health and personal care stores                   |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Heavy equipment sales, service/repair, and rental |                                      |                                  |                                  |                                 |                                      |                                          | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Hospitals                                         |                                      |                                  |                                  |                                 | C                                    |                                          | C                             | P                             |                             |                             | P                                 |                    |                     |
| Hotels/Motels                                     |                                      |                                  |                                  |                                 |                                      | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Light equipment sales, rental, and repair         |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Lodge, resort, and recreational facilities        | C                                    | C <sup>3</sup>                   | C                                |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Lumberyards, retail                               |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Marijuana retailer                                |                                      |                                  |                                  |                                 |                                      | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Medical or dental office/clinic                   |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           |                             | P                                 |                    |                     |
| Microbreweries and brew pubs                      |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Motorcycle sales and service, interior only       |                                      |                                  |                                  |                                 |                                      | PC                                       | P                             | P                             | P                           |                             |                                   |                    |                     |
| Museum                                            |                                      |                                  |                                  |                                 | P                                    | P                                        | P                             | C                             |                             |                             | P                                 |                    |                     |
| Nursery, Indoor retail sales                      |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |



|                                                                     | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|---------------------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Office, business, or professional                                   |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Outdoor Storage and/or display                                      |                                      |                                  |                                  |                                 |                                      | C                                        | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Personal Service establishment                                      |                                      | C                                | C                                | C                               | C                                    | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Pet shop, grooming and supplies                                     |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Private kennel                                                      |                                      | C                                |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Private parking facility                                            |                                      |                                  |                                  | P                               |                                      | P                                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Recreation and Entertainment – indoor commercial                    |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Recreation and Entertainment – outdoor commercial                   |                                      |                                  |                                  |                                 | C                                    | C                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Recreation vehicle sales and repair                                 |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Recycling collection station                                        |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Restaurant, full service                                            |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | C                             |                             |                             |                                   |                    |                     |
| Retail trade – small scale (under 2,500 square foot floor area)     |                                      |                                  |                                  | C                               | C                                    | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Retail trade – medium scale (2,500 – 20,000 square foot floor area) |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Retail trade – medium scale (over 20,000 square foot floor area)    |                                      |                                  |                                  |                                 |                                      | C                                        | P                             | P                             |                             |                             |                                   |                    |                     |

|                                               | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|-----------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Shoe repair,<br>clothing alterations,<br>etc. |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Stables and riding<br>schools                 |                                      |                                  |                                  |                                 |                                      |                                          |                               | P                             |                             |                             |                                   |                    |                     |
| Taverns and bars                              |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |

<sup>1</sup> [Permitted as a secondary use.](#)

<sup>2</sup> [Within an approved residential use](#)

<sup>3</sup> [On parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the city's shoreline master program.](#)

<sup>4</sup> [Permitted as a secondary use on the floor above a principal use.](#)

<sup>5</sup> [Subject to the minimum lot size as required by the underlying zone.](#)



**19.03.040 Riverfront residential (R-2.3) zone.**

The riverfront residential (R-2.3) zone includes lots that are highly constrained riverfront lots in or near the floodplain of the Pilchuck River. This area was originally subdivided as recreational lots but critical areas and floodplains constrain development to a high degree. The R-2.3 zone is intended to provide for a narrow range of land uses compatible with the environmental constraints.

~~(A) Principal Uses. Principal uses in the riverfront residential (R-2.3) zone are:~~

~~(1) Single-family dwelling;~~

~~(2) RV park.~~

~~(B) Secondary Uses. Secondary uses in the riverfront residential (R-2.3) zone are:~~

~~(1) Home occupation;~~

~~(2) Accessory building.~~

~~(C) Conditional Uses. Conditional uses in the riverfront residential (R-2.3) zone are:~~

~~(1) Public facility;~~

~~(2) Radio transmitting antenna and satellite signal receiving antenna;~~

~~(3) Recreational facilities.~~

~~(DA) See Table 19.03-I for a list of permitted uses in the R-2.3 zone.~~

~~(B) Minimum Building Setbacks. Minimum building setbacks in the riverfront residential (R-2.3) zone are:~~

~~(1) Front yards: 20 feet from property line except alleys, which setback will be 10 feet;~~

~~(2) Side yards: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road;~~

~~(3) Rear yards: 25 feet from property line for principal buildings and five feet from property line for accessory buildings;~~

~~(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.~~

~~(EC) Minimum Lot Width. Minimum lot width in the riverfront residential (R-2.3) zone is 100 feet. Corner lots shall not be less than 120 feet.~~

~~(DF) Minimum Lot Size. Minimum lot size in the riverfront residential (R-2.3) zone is 2.3 acres or 100,000 square feet.~~

~~(EG) Maximum Height. Maximum height in the riverfront residential (R-2.3) zone is 33 feet.~~

~~(FH) Maximum Hard Surface Lot Coverage. Maximum hard surface coverage~~lot coverage~~ in the riverfront residential (R-2.3) zone is 30 percent.~~

~~(G) Maximum Density. Maximum density in the riverfront residential (R-2.3) zone is one dwelling unit per 2.3 acres.~~

~~(H) Minimum Density. Minimum density in the riverfront residential (R-2.3) zone is three dwelling units per acre. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]~~

**19.03.050 Residential 9,600 (R-9,600) zone.**

The residential 9,600 (R-9,600) zone includes a designation that is single-family in nature and should not allow units other than single-family, townhouses, and duplexes, or accessory dwelling units. This area is intended to be a transition zone between the rural areas outside the UGA and the more intense urban land uses. The character of this area is predominantly single-family developments on either larger lots or on clustered, PRD lots.

~~(A) Principal Uses. Principal uses in the residential 9,600 (R-9,600) zone are:~~

~~(1) Single-family dwelling;~~

~~(2) Foster home;~~

~~(3) Boarding house;~~

~~(4) Manufactured or mobile home park;~~

~~(5) Duplex on lots of 14,400 square feet or larger.~~

~~(B) Secondary Uses. Secondary uses in the residential 9,600 (R-9,600) zone are:~~

~~(1) Accessory building;~~

~~(2) Home occupation.~~

~~(C) Conditional Uses. Conditional uses in the residential 9,600 (R-9,600) zone are:~~

~~(1) Day care center;~~

~~(2) Church;~~

~~(3) Public facility;~~

~~(4) Radio transmitting antenna and satellite signal receiving antenna;~~

~~(5) Bed and breakfast;~~

~~(6) School;~~

~~(7) Private kennel; and~~

~~(8) Lodge, resort and recreational facilities on parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the city's shoreline master program.~~

~~(D)(A) See Table 19.03-I for a list of permitted uses in the R-6,0009,600 zone.~~

~~(B) Minimum Building Setbacks. Minimum building setbacks in the residential 9,600 (R-9,600) zone are:~~

~~(1) Front yard: 20 feet from property line.~~

~~(2) Side yard: Five feet on each side; provided, that the corner lots shall observe the front yard setback from any street or private road.~~

~~(3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.~~

~~(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.~~

~~(CE) Minimum Lot Width. Minimum lot width in the residential 9,600 (R-9,600) zone is 60 feet. Corner lots shall not be less than 70 feet.~~

~~(DF) Minimum Lot Size. Minimum lot size in the residential 9,600 (R-9,600) zone is 9,600 square feet.~~

~~(EG) Maximum Height. Maximum height in the residential 9,600 (R-9,600) zone is 33 feet.~~

~~(F(H) Maximum Lot CoverageHard Surface Coverage. Maximum lot hard surface coverage in the residential 9,600 (R-9,600) zone is 40 percent.~~

~~(GI) Maximum Density. Maximum density in the residential 9,600 (R-9,600) zone is six four and one-half dwelling units per acre in a planned residential development.~~

~~(HJ) Minimum Density. Minimum density in the residential 9,600 (R-9,600) zone is three four dwelling units per acre. [Ord. 960 § 5 (Exh. D), 2018; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 2, 2012; Ord. 740 § 1 (Exh. A), 2007.]~~

**19.03.060 Residential 7,200 (R-7,200) zone.**

The residential 7,200 (R-7,200) zone designation shall provide for ~~primarily~~ single-family, duplex, and triplex residential development at a range of between four and six dwelling units per acre and compatible uses such as schools and churches where the full range of public facilities and services to support urban development exists. This zone is intended to support a wider variety of residential uses than the R-9,600 zone and be more flexible relative to the types of residential uses.

~~(A) Principal Uses. Principal uses in the residential 7,200 (R-7,200) zone are:~~

~~(1) Single-family dwelling;~~

~~(2) Foster home;~~

~~(3) Boarding house;~~

~~(4) Manufactured or mobile home park;~~



~~(5) Duplex on lot of 10,800 square feet or larger.~~

~~(B) Secondary Uses. Secondary uses in the residential 7,200 (R-7,200) zone are:~~

~~(1) Accessory building;~~

~~(2) Home occupation.~~

~~(C) Conditional Uses. Conditional uses in the residential 7,200 (R-7,200) zone are:~~

~~(1) Day care center;~~

~~(2) Church;~~

~~(3) Public facility;~~

~~(4) Radio transmitting antenna and/or satellite signal receiving antenna;~~

~~(5) Bed and breakfast; and~~

~~(6) School.~~

~~(A) See Table 19.03-I for a list of permitted uses in the R-7,200 zone.~~

~~(DB) Minimum Lot Size. Minimum lot size in the residential 7,200 (R-7,200) zone is 7,200 square feet.~~

~~(CE) Minimum Lot Width. Minimum lot width in the residential 7,200 (R-7,200) zone is 50 feet. Corner lots shall not be less than 60 feet.~~

~~(DF) Minimum Building Setbacks. Minimum building setbacks in the residential 7,200 (R-7,200) zone are:~~

~~(1) Front yard: 20 feet from the property line.~~

~~(2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.~~

~~(3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.~~

~~(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.~~

~~(EG) Maximum Height. Maximum height in the residential 7,200 (R-7,200) zone is 33 feet.~~

~~(FH) Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the residential 7,200 (R-7,200) zone is 45 percent.~~

~~(GI) Maximum Density. Maximum density in the residential 7,200 (R-7,200) zone is six dwelling units per acre.~~

~~(HJ) Minimum Density. Minimum density in the residential 7,200 (R-7,200) zone is four dwelling units per acre. [Ord. 960 § 6 (Exh. E), 2018; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]~~

**19.03.070 Downtown residential (DT-2,500) zone.**

The downtown residential (DT-2,500) zone designation shall provide more flexible zoning for residential uses that are compatible with the quality and character of the existing area. This area has traditionally been a single-family, duplex and triplex zone of predominantly single-family character. This zone is intended to ~~discourage large-scale multifamily developments but be allow for flexibility to allow flexible enough to allow~~ the use of the existing small lots for densities of single-family, duplex, and triplex developments.

~~(A) Principal Uses. Principal uses in the downtown residential (DT-2,500) zone are:~~

~~(1) Single-family dwelling;~~

~~(2) Duplex;~~

~~(3) Triplex;~~

~~(4) Foster home;~~

~~(5) Boarding house; and~~

~~(6) Nursing home.~~

~~(B) Secondary Uses. Secondary uses in the downtown residential (DT-2,500) zone are:~~

- ~~(1) Accessory building;~~
- ~~(2) Home occupation; and~~
- ~~(3) Day care center.~~

~~(C) Conditional Uses. Conditional uses in the downtown residential (DT-2,500) zone are:~~

- ~~(1) Church;~~
- ~~(2) Public facility;~~
- ~~(3) Health care facility;~~
- ~~(4) Radio transmitting antenna and/or satellite receiving antenna;~~
- ~~(5) Multifamily structure;~~
- ~~(6) Bed and breakfast;~~
- ~~(7) Social and recreational facility; and~~
- ~~(8) School.~~

~~(A) See Table 19.03-I for a list of permitted uses in the DT-2,500 zone.~~

~~(B)~~ Minimum Lot Size. Minimum lot size in the downtown residential (DT-2,500) zone is 2,500 square feet per dwelling unit.

~~(C)~~ Minimum Lot Width. Minimum lot width in the downtown residential (DT-2,500) zone is 30 feet. Corner lots shall have a lot width of not less than 40 feet.

~~(D)~~ Minimum Building Setbacks. Minimum building setbacks in the downtown residential (DT-2,500) zone are:

- (1) Front yard: 10 feet from property line.
- (2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.
- (3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.
- (4) In the case of multistory structures over two stories high, the base yard requirements of subsections (F)(1), (2), and (3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.
- (5) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.
- (6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
- (7) Garage, carport, fenced parking area setbacks: At least 20 linear feet of paved driveway shall be provided in front of any garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.

~~(E)~~ Maximum Height. Maximum height in the downtown residential (DT-2,500) zone is 33 feet.

~~(F)~~ Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the downtown residential (DT-2,500) zone is 70 percent.

~~(G)~~ Maximum Density. Maximum density in the downtown residential (DT-2,500) zone is 15 dwelling units per acre.

~~(H)~~ Minimum Density. Minimum density in the downtown residential (DT-2,500) zone is 10 dwelling units per acre. [Ord. 937 § 11 (Exh. J), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 § 16, 2013; Ord. 740 § 1 (Exh. A), 2007.]

### **19.03.080 Multiple residential (MR) zone.**

The multiple residential (MR) zone designation shall provide multifamily residential development at a range of densities between 12 and 24 dwelling units per acre or 28 dwelling units per acre subject to development conditions specified in subsection (I) of this section plus compatible uses such as schools, churches and day care centers where a full range of public



facilities and services that support urban development exists. ~~Generally~~Generally, this designation is appropriate for land which is located convenient to principal arterials and to industrial and commercial activity centers.

~~(A) Principal Uses. Principal uses in the multiple residential (MR) zone are:~~

- ~~(1) Single-family dwelling located on its own individual lot of 6,000 square feet or more;~~
- ~~(2) Multifamily dwelling;~~
- ~~(3) Foster home;~~
- ~~(4) Boarding house;~~
- ~~(5) Nursing home; and~~
- ~~(6) Manufactured or mobile home park.~~

~~(B) Secondary Uses. Secondary uses in the multiple residential (MR) zone are:~~

- ~~(1) Accessory building;~~
- ~~(2) Home occupation; and~~
- ~~(3) Day care center.~~

~~(C) Conditional Uses. Conditional uses in the multiple residential (MR) zone are:~~

- ~~(1) Church;~~
- ~~(2) Public facility;~~
- ~~(3) Health care facility;~~
- ~~(4) Radio transmitting antenna and/or satellite receiving antenna;~~
- ~~(5) Bed and breakfasts;~~
- ~~(6) Social and recreational facility; and~~
- ~~(7) School.~~

~~(A) See Table 19.03-I for a list of permitted uses in the MR zone.~~

~~(DB)~~ Minimum Lot Size. The minimum lot size in the multiple residential (MR) zone is 6,000 square feet.

~~(CE)~~ Minimum Lot Width. Minimum lot width in a multiple residential (MR) zone is 50 feet. Corner lots shall have a lot width of not less than 30 feet.

~~(DF)~~ Minimum Building Setbacks. Minimum building setbacks in the multiple residential (MR) zone are:

- (1) Front yard: 10 feet from property line.
- (2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.
- (3) Rear yard: 20 feet from property line for principal buildings and five feet from property line for accessory buildings.
- (4) In the case of multistory structures over two stories high, the base yard requirements of subsections (F)(1), (2), and (3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.
- (5) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.
- (6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
- (7) Garage, carport, or fenced parking area setback: 20 feet from property line or sidewalk, whichever is closer. At a minimum, the 20 feet shall be paved the width of the access to the garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.

(EG) Maximum Height. Maximum height in the multiple residential (MR) zone is 33 feet.

(FH) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the multiple residential (MR) zone is 70 percent.

(GI) Maximum Density. Maximum density in the multiple residential (MR) zone is 24 dwelling units per acre or 28 dwelling units per acre when:

- (1) Frontage and immediate vehicle access can be provided onto a designated arterial;
- (2) Open space and recreational facilities are provided on site; and
- (3) No on-site environmentally critical areas exist.

(HJ) Minimum Density. Minimum density in the multiple residential (MR) zone is 12 dwelling units per acre. [Ord. 960 § 7 (Exh. F), 2018; Ord. 937 § 12 (Exh. K), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 7, 2014; Ord. 862 § 17, 2013; Ord. 740 § 1 (Exh. A), 2007.]

(I) The designated official may approve a reduction in the minimum density outlined in subsection (H) of this section, provided that the applicant demonstrates one or more of the following:

- (a) The site is constrained due to its unusual shape, topography, location, easements, critical areas, access, or other features that preclude the minimum density being achieved; or
- (b) The project is a mixed-use project which provides a mix of residential and nonresidential uses which are compatible with surrounding uses and meet the intent of the MR zone; or
- (c) The applicant intends to construct only one residence provided that the residence is sited in such a manner that future development is not precluded.

A written justification must be provided by the applicant for all requests for relief from minimum density requirements and is subject to director approval.

(J) Satellite Parking. If the number of required off-street parking spaces required cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, satellite parking may be provided in accordance with the provisions of this section. "Satellite parking" means a designated area of off-street parking spaces located on the same parcel as, or on an adjacent parcel to, the principal use, and intended to supplement the primary on-site parking area. then spaces may be provided on adjacent or nearby lots in accordance with the provisions of this section.

- (1) Satellite parking areas shall be located within two hundred (200) feet of the primary public entrance to the building or use they serve.
- (2) The distance shall be measured along the most direct pedestrian path between the farthest parking space within the satellite parking area and the primary entrance.
- (3) Safe and direct pedestrian access shall be provided between the satellite parking area and the primary building entrance.
- (4) The pedestrian route shall include clearly defined walkways, crossings, and lighting consistent with City design standards.
- (5) Satellite parking areas shall be under the same ownership or control as the primary use, or subject to a recorded agreement ensuring shared access and maintenance responsibilities.
- (6) All satellite parking areas shall be maintained in good condition and in compliance with applicable landscaping, drainage, and surface standards.
- (7) Satellite parking areas shall meet all applicable requirements for off-street parking design, landscaping, and screening as provided in Chapter 19.06.020.
- (a) All such satellite parking spaces must be located within 400 feet of a public entrance of a principal building housing the use associated with such parking, or within 400 feet of the lot on which the use associated with such parking is located if the use is not housed within any principal building, and shall be configured in a way that provides safe walking conditions to the building served by the parking. Satellite parking spaces intended for employee use may be located within any reasonable distance.
- (b) The developer wishing to take advantage of the provisions of this section must present satisfactory written evidence that the developer has the permission of the owner or other person in charge of the satellite parking spaces to use such spaces. The developer must also sign an acknowledgement that the continuing validity of his permit depends upon their continuing ability to provide the requisite number of parking spaces.



~~(c) —Persons who obtain satellite parking spaces in accordance with this section shall not be held accountable for ensuring that the satellite parking areas from which they obtain their spaces satisfy the design requirements of this chapter.~~

#### **19.03.090 Central business district (CBD) zone.**

The central business district (CBD) zone designation is comprised mostly of retail, dining, entertainment and similar businesses, which are conducted primarily indoors. Such uses include, but are not limited to, grocery stores, drug stores, furniture stores, clothing stores, bookstores, music stores, restaurants, movie theaters, and bowling alleys. It also includes many services such as law, accounting, and escrow offices as well as many other types of services. This zone is intended to provide for smaller scale specialty retail, entertainment and professional services in offices but not larger scale retail, facilities with outdoor storage or larger footprints. This zone provides for uses that are traditional to downtown business zones.

~~(A) Principal Uses. Principal uses in the central business district (CBD) zone are:~~

- ~~(1) Retail and wholesale sale;~~
- ~~(2) Personal service, including self-service;~~
- ~~(3) Office;~~
- ~~(4) Restaurant;~~
- ~~(5) Health care facility, excluding overnight accommodations;~~
- ~~(6) Social or recreational facility;~~
- ~~(7) Hotel or motel;~~
- ~~(8) Accessory structure and use;~~
- ~~(9) Parking facility;~~
- ~~(10) Indoor manufacturing, assembly;~~
- ~~(11) Day care center, commercial;~~
- ~~(12) Tavern;~~
- ~~(13) Specialized instruction school;~~
- ~~(14) Vocational school; and~~
- ~~(15) Pet store and grooming services.~~

~~(B) Secondary Uses. Secondary uses in the central business district (CBD) zone are:~~

- ~~(1) Residential dwelling unit on the floor above a principal use;~~
- ~~(2) Consumer goods repair; and~~
- ~~(3) Accessory structure and use.~~

~~(C) Conditional Uses. Conditional uses in the central business district (CBD) zone are:~~

- ~~(1) Outside storage and display;~~
- ~~(2) Veterinary clinic;~~
- ~~(3) Church;~~
- ~~(4) Public facility;~~
- ~~(5) Service station;~~
- ~~(6) Vehicle sale;~~
- ~~(7) Automotive repair and service;~~
- ~~(8) Miscellaneous repair;~~
- ~~(9) School.~~

[\(A\) See Table 19.03-I for a list of permitted uses in the CBD zone.](#)

~~(DB)~~ Minimum Lot Size. Minimum lot size in the central business district (CBD) zone is 2,000 square feet.

~~(CE)~~ Maximum [Lot-Hard Surface](#) Coverage. Maximum [lot-Hard Surface](#) coverage in the central business district (CBD) zone is none.

~~(DF)~~ Maximum Height. Maximum height in the central business district (CBD) zone is 50 feet.

~~(EG)~~ Minimum Building Setbacks for Nonmanufacturing Uses.

(1) Front yard: None;

(2) Side yard: None;

(3) Rear yard: Five feet;

(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

~~(EH)~~ Minimum Building Setbacks for Manufacturing and/or Assembly Uses.

(1) Street/public right-of-way: 20 feet;

(2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation there shall be a side yard setback of five feet;

(3) Rear yard: Five feet;

(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

~~(GI)~~ Required Landscaping for Manufacturing and Assembly Uses.

(1) All street setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will provide total coverage of the required landscape area within three years.

(2) All rear and side yard setback areas which border residential zones shall be landscaped with plantings a minimum of five feet in height which will reach a mature height of eight feet from the ground level. Such plantings shall be installed and spaced to provide a continuous screen at maturity.

~~(HJ)~~ Prohibited Uses. Uses prohibited in the central business district are as follows:

(1) Outside storage of equipment material, products, parts, supplies or vehicles for purposes other than retail sales and rentals. Outdoor storage of vehicles will be limited to an area 25 percent or less of gross square footage of the principal use.

(2) Permanent construction yards for storage of equipment and construction products.

(3) Manufacturing and/or assembly activity that generates noise levels exceeding 65 dB (normal conversation at three feet) as measured at the property line. [Ord. 983 § 1, 2020; Ord. 974 § 3, 2019; Ord. 960 § 8 (Exh. G), 2018; Ord. 937 § 13 (Exh. L), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 §§ 18 – 22, 2013; Ord. 740 § 1 (Exh. A), 2007.]

#### **19.03.100 General commercial (GC) zone.**

The general commercial (GC) zone designation is comprised of more intensive retail and service uses than described in the CBD zone. General commercial uses typically require outdoor display and/or storage of merchandise and tend to generate noise as part of the operation. Such uses include, but are not limited to, auto, boat and recreational vehicle sales lots, tire and muffler shops, and equipment rental. The types of retail outlets are typically larger footprint stores like department stores, grocery, and large specialty stores.

~~(A) Principal Uses. Principal uses in the general commercial (GC) zone are:~~

~~(1) Retail and wholesale sales;~~

~~(2) Personal service, including self-service;~~

~~(3) Office;~~

~~(4) Restaurant;~~

~~(5) Health care facility, excluding overnight accommodations;~~



(6) Social and/or recreational facility;

(7) Hotel or motel;

(8) Accessory structure and use;

(9) Parking facility;

(10) Veterinary clinic;

(11) Service station;

(12) Vehicle sales;

(13) Automotive repair and service;

(14) Miscellaneous repair;

(15) Indoor manufacturing, assembly;

(16) Day care center, commercial;

(17) Tavern;

(18) Specialized instruction school;

(19) Vocational school; and

(20) Pet stores and grooming services.

(B) Secondary Uses. Secondary uses in the general commercial (GC) zone are:

(1) Consumer goods repair.

(C) Conditional Uses. Conditional uses in the general commercial (GC) zone are:

(1) Outside storage and/or display;

(2) Church;

(3) Public facility;

(4) Commercial kennels and catteries;

(5) Animal shelter;

(6) Communication facility; and

(7) School.

(A) See Table 19.03-I for a list of permitted uses in the GC zone.

(DB) Minimum Lot Size. Minimum lot size in the general commercial (GC) zone is 7,200 square feet.

(CE) Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the general commercial (GC) zone is none.

(DF) Maximum Height. Maximum height in the general commercial (GC) zone is 50 feet.

(EG) Minimum Building Setbacks for Nonmanufacturing Uses.

(1) Front yard: None;

(2) Side yard: None;

(3) Rear yard: Five feet;

(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(EH) Minimum Building Setbacks for Manufacturing and/or Assembly Uses.

(1) Street/public right-of-way: 20 feet;

- (2) Side yard: None, except when abutting a residential or commercial zone or a comprehensive plan residential or commercial designation there shall be a side yard setback of five feet;
- (3) Rear yard: Five feet;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(G) Required Landscaping for Manufacturing and Assembly Uses.

- (1) All street setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will provide total coverage of the required landscape area within three years.
- (2) All rear and side yard setback areas which border residential zones shall be landscaped with plantings a minimum five feet in height which will reach a mature height of eight feet from the ground level. Such plantings shall be installed and spaced to provide a continuous screen at maturity.

(H) Prohibited Uses. Manufacturing and/or assembly activity that generates noise levels exceeding 65 dB (normal conversation at three feet) measured at the property line are prohibited in the general commercial (GC) zone. [Ord. 983 § 2, 2020; Ord. 982 § 1, 2020; Ord. 974 § 4, 2019; Ord. 960 § 9 (Exh. H), 2018; Ord. 937 § 14 (Exh. M), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 §§ 23 – 28, 2013; Ord. 740 § 1 (Exh. A), 2007.]

19.03.110 Heavy industrial (HI) zone.

The heavy industrial (HI) zone designation will allow uses that involve a great deal of activity and storage outside the building; large doors are open, and there may be noise, light, heat, smoke, dust and odors detected beyond the property lines. Also, the hours of operation may fall outside of the normal 9:00 a.m. to 5:00 p.m. routine. An operation may begin very early in the morning and continue late into the evening. Such uses include, but are not limited to, fabrication, processing, storage, and assembly operations.

(A) Principal Uses. Principal uses in the heavy industrial (HI) zone are:

- (1) Manufacturing, processing, creating, repairing, renovating, cleaning, painting, assembly of goods, merchandise and equipment;
- (2) Wholesale sales;
- (3) Warehousing;
- (4) Outside storage;
- (5) Surface mining;
- (6) Recycling;
- (7) Impound yard;
- (8) Communication facility;
- (9) Commercial kennels and catteries; and
- (10) Animal shelter.

(B) Secondary Uses. Secondary uses in the heavy industrial (HI) zone are:

- (1) Accessory use; and
- (2) Night watchman’s quarters occupied by an employee of the operator of the principal use.

(A) See Table 19.03-I for a list of permitted uses in the HI zone.

- (C) Minimum Lot Size. Minimum lot size in the heavy industrial (HI) zone is none.
- (D) Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the heavy industrial (HI) zone is none.
- (E) Maximum Building Height. Maximum building height in the heavy industrial (HI) zone is 50 feet.
- (F) Minimum Building Setbacks. Minimum building setbacks in the heavy industrial (HI) zone are:
  - (1) Street/public right-of-way: 20 feet;



- (2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot of height of the structure nearest the side lot line, whichever is greater;
- (3) Rear yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot in height of the structure nearest the rear lot line, whichever is greater;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(EG) Required Landscaping. All street setback areas, and side and rear setback areas which border a residential or commercial zone or comprehensive plan designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will form a sight-obscuring screen. Landscaping in setback areas which border residential zones shall include a minimum five-foot-high earth berm, and plantings which will reach a mature height of eight feet from the ground level of the lot within two years. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity. [Ord. 974 § 5, 2019; Ord. 937 § 15 (Exh. N), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**19.03.120 Light industrial (LI) zone.**

The light industrial (LI) zone designation is intended for clean industrial uses in which most of the operation occurs indoors with little noise and emissions of industrial byproducts.

~~(A) Principal Uses. Principal uses in the light industrial (LI) zone are:~~

- ~~(1) Indoor manufacturing; assembly;~~
- ~~(2) Wholesale sales; indoor wholesale sales;~~
- ~~(3) Mini-storage;~~
- ~~(4) Communication facility;~~
- ~~(5) Commercial kennels and catteries; and~~
- ~~(6) Animal shelter.~~

~~(B) Secondary Uses. Secondary uses in the light industrial (LI) zone are:~~

- ~~(1) Outside storage;~~
- ~~(2) Night watchman's quarters occupied by an employee of the operator of the principal use;~~
- ~~(3) Auto storage; and~~
- ~~(4) Accessory use and structure.~~

~~(A) See Table 19.03-I for a list of permitted uses in the LI zone.~~

(BC) Minimum Lot Size. Minimum lot size in the light industrial (LI) zone is none.

(CD) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the light industrial (LI) zone is none.

(DE) Maximum Building Height. Maximum building height in the light industrial (LI) zone is 50 feet.

(EF) Minimum Building Setbacks. Minimum building setbacks in the light industrial (LI) zone are:

- (1) Street/public right-of-way: 20 feet;
- (2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot of height of the structure nearest the side lot line, whichever is greater;
- (3) Rear yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot in height of the structure nearest the rear lot line, whichever is greater;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(FG) Required Landscaping. All street setback areas, and side and rear setback areas which border a residential or commercial zone or comprehensive plan designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will form a sight-obscuring screen. Landscaping in setback areas which border residential zones shall include a minimum five-foot-high earth berm, and plantings which will reach a mature height of eight feet from the ground level of the lot within two years. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity. [Ord. 974 § 6, 2019; Ord. 937 § 16 (Exh. O), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 § 29, 2013; Ord. 740 § 1 (Exh. A), 2007.]

**19.03.130 Industrial/retail (IR) zone.**

The industrial/retail (IR) zone designation is intended to allow the sale of industrial products produced on the premises to retail customers. For example, wood products manufactured at the site could be sold in a showroom to retail buyers. This land use designation should be located near the frontage and have better visibility than the industrial zone.

~~(A) Principal Uses. Principal uses in the industrial/retail (IR) zone are:~~

- ~~(1) Indoor manufacturing and assembly, repair;~~
- ~~(2) Indoor wholesale sales;~~
- ~~(3) Retail sales of products produced on-site; and~~
- ~~(4) Communication facility.~~

~~(B) Secondary Uses. Secondary uses in the industrial/retail (IR) zone are:~~

- ~~(1) Outside storage;~~
- ~~(2) Night watchman's quarters occupied by an employee of the operator of the principal use; and~~
- ~~(3) Accessory use and structure.~~

~~(A) See Table 19.03-I for a list of permitted uses in the IR zone.~~

~~(B) Minimum Lot Size. Minimum lot size in the industrial/retail (IR) zone is none.~~

~~(C) Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the industrial/retail (IR) zone is none.~~

~~(D) Maximum Building Height. Maximum building height in the industrial/retail (IR) zone is 50 feet.~~

~~(E) Minimum Building Setbacks. Minimum building setbacks in the industrial/retail (IR) zone are:~~

- ~~(1) Street/public right-of-way: 20 feet;~~
- ~~(2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot of height of the structure nearest the side lot line, whichever is greater;~~
- ~~(3) Rear yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot in height of the structure nearest the rear lot line, whichever is greater;~~
- ~~(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.~~

~~(F) Required Landscaping. All street setback areas, and side and rear setback areas which border a residential or commercial zone or comprehensive plan designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will form a sight-obscuring screen. Landscaping in setback areas which border residential zones shall include a minimum five-foot-high earth berm, and plantings which will reach a mature height of eight feet from the ground level of the lot within two years. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity. [Ord. 937 § 17 (Exh. P), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]~~

**19.03.140 Open space (OS) zone.**

The open space zone is intended to preserve and enhance public and private open, natural, and recreational areas identified in the comprehensive plan. These areas serve many functions including:

- Providing opportunities for outdoor recreation;
- Providing contrasts to the built environment;
- Preserving scenic qualities;
- Protecting sensitive or fragile environmental areas;
- Enhancing and protecting the values and functions of trees and the urban forest;
- Preserving the capacity and water quality of the stormwater drainage system; and
- Providing pedestrian and bicycle transportation connections.

The open space (OS) zone is applied to all land designated as “open space” on the comprehensive plan future land use map and that has been retained as open space areas. They are often located in sensitive environmental areas. Open space areas



may be suitable for passive and/or active recreation development such as neighborhood parks. In addition, property owners may request an open space designation for open or natural areas that meet the purpose of the zone, and for review, conservation, or similar easements that can be shown as open space.

~~(A) Principal Uses. Principal uses in the open space (OS) zone are:~~

~~(1) Critical areas and buffers pursuant to GPMC 19.07.020 including:~~

- ~~(a) Wetland;~~
- ~~(b) Geological hazard area;~~
- ~~(c) Wildlife habitat area;~~
- ~~(d) Aquifer recharge area; and~~
- ~~(e) Flood hazard area.~~

~~(2) Outdoor passive and active private recreational areas and facilities located outside of critical areas and buffers including:~~

- ~~(a) Playfield;~~
- ~~(b) Play equipment;~~
- ~~(c) Display or community garden; and~~
- ~~(d) Picnic area and related facilities.~~

~~(3) Trails located outside of critical areas and buffers for:~~

- ~~(a) Hikers;~~
- ~~(b) Equestrians; or~~
- ~~(c) Bicyclists.~~

~~(4) Pedestrian trail or boardwalk located within the outer 25 percent of a wetland buffer pursuant to GPMC 19.07.020(j)(2).~~

~~(5) Stormwater retention or detention pond.~~

~~(6) Scenic or view easement or area.~~

~~(B) Secondary Uses. Secondary uses in the open space (OS) zone located outside of critical areas and buffers are:~~

- ~~(1) Park maintenance storage facility;~~
- ~~(2) Public restroom; and~~
- ~~(3) Off-street public parking.~~

~~(C) Conditional Uses. Conditional uses in the open space (OS) zone located outside of critical areas and buffers are:~~

- ~~(1) Public utility.~~

~~(A) See Table 19.03-I for a list of permitted uses in the OS zone.~~

~~(B)~~ Minimum Lot Size. Minimum lot size in the open space (OS) zone is none.

~~(C)~~ Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the open space (OS) zone is 10 percent.

~~(D)~~ Maximum Building Height. Maximum building height in the open space (OS) zone is 18 feet.

~~(E)~~ Minimum Building Setbacks. Minimum building setbacks in the open space (OS) zone are 20 feet from all property lines.

~~(F)~~ Required Landscaping. All street, side and rear setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped with natural or installed plant material to a depth of 20 feet. Said landscaping shall be located between any fence on site and the site's property line, except where the fence is required to be on or near the property line in order to protect a wetland, geological hazard area, aquifer recharge area or flood hazard area. [Ord. 937 § 18 (Exh. Q), 2017; Ord. 905 § 1 (Att. A), 2016.]

**19.03.150 Public park (PP) zone.**

The public park (PP) zone is intended to preserve and enhance all existing and planned for publicly owned parks. The public park (PP) zone is applied to all land designated as “park” on the comprehensive plan future land use map. The purpose of the public park (PP) zone is to provide opportunities for public parks and other recreation facilities, such as playgrounds, trails, publicly accessible open space, or as meet the definition of parks in GFMC [19.02.160](#). Only facilities providing such public recreation shall be allowed to locate in the public park (PP) zone.

~~(A) Principal Uses. Principal uses in the public park (PP) zone are:~~

- ~~(1) Indoor facilities such as:~~
  - ~~(a) Gymnasium;~~
  - ~~(b) Swimming pool; or~~
  - ~~(c) Activity center and similar indoor recreational facility.~~
- ~~(2) Outdoor facilities such as:~~
  - ~~(a) Playfield;~~
  - ~~(b) Fishing area;~~
  - ~~(c) Picnic and related outdoor activity areas; and~~
  - ~~(d) Display or community garden.~~
- ~~(3) Areas and trails for:~~
  - ~~(a) Hikers;~~
  - ~~(b) Equestrians; and~~
  - ~~(c) Bicyclists.~~

~~(B) Secondary Uses. Secondary uses in the public park (PP) zone are:~~

- ~~(1) Off-street public parking;~~
- ~~(2) Park maintenance storage facility;~~
- ~~(3) Public restroom;~~
- ~~(4) Dock;~~
- ~~(5) Picnic shelter, benches, barbecue facility, and similar structures and facilities;~~
- ~~(6) Backstop, goal posts, fencing, spectator viewing facility, and similar structures associated with a playfield.~~

~~(C) Conditional Uses. Conditional uses in the public park (PP) zone are:~~

- ~~(1) Off-road recreational vehicle use facility;~~
- ~~(2) Recreational vehicle park/overnight camping area;~~
- ~~(3) Challenge or zip-line course;~~
- ~~(4) Remote-control model facility;~~
- ~~(5) Go-cart facility; and~~
- ~~(6) Eco-car facility.~~

~~(A) See Table 19.03-I for a list of permitted uses in the PP zone.~~

~~(B)~~ Minimum Lot Size. Minimum lot size in the public park (PP) zone is none.

~~(C)~~ Maximum [Lot-Hard Surface](#) Coverage. Maximum [lot-hard surface](#) coverage in the public park (PP) zone is 70 percent.

~~(D)~~ Maximum Building Height. Maximum building height in the public park (PP) zone is 50 feet.



(EG) Minimum Building Setbacks. Minimum building setbacks in the public park (PP) zone are:

- (1) Street/public right-of-way: 20 feet;
- (2) Side yard: Five feet;
- (3) Rear yard: Five feet; and
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(FH) Required Landscaping. All street, side and rear setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped with natural or installed plant material. Said landscaping shall be located between any fence on site and the site's property line, except where the fence is required to be on or near the property line in order to protect a wetland, geological hazard area, aquifer recharge area or flood hazard area. [Ord. 937 § 19 (Exh. R), 2017; Ord. 905 § 1 (Att. A), 2016.]

### **19.03.160 Public/institutional (P/I) zone.**

The public/institutional (P/I) zone is intended to provide and protect properties devoted to public and semi-public uses and uses providing social and physical services to the Granite Falls community. This purpose is accomplished by: (1) providing a zone in which uses serving public needs may be located; (2) limiting residential and privately owned operations; and (3) protecting adjacent properties from potential impacts of public uses. The public/institutional (P/I) zone is applied to all land designated as "public/institutional" on the comprehensive plan future land use map including, but not limited to, schools, government facilities, social services, hospitals, libraries, and utility facilities.

(A) Principal Uses. Principal uses in the public/institutional (P/I) zone are:

- (1) Community residential facility;
- (2) Emergency temporary shelter;
- (3) Trail;
- (4) Public library;
- (5) Public museum or art gallery;
- (6) Public arboretum;
- (7) Church, temple, mosque, or synagogue or similar uses;
- (8) Civic center;
- (9) Community center;
- (10) Social services;
- (11) Hospital;
- (12) Nursing or personal care facilities facility;
- (13) Public vocational school;
- (14) Public or private schools for grades K-12;
- (15) Public agency or utility office;
- (16) Public agency or utility yard;
- (17) Court;
- (18) Police facility;
- (19) Fire district facility; and
- (20) Utility facility.

(B) Secondary Uses. Secondary uses in the public/institutional (P/I) zone are:

- (1) Personal services;
- (2) School dormitory;

- ~~(3) Office/outpatient clinic;~~
- ~~(4) Medical/dental lab;~~
- ~~(5) School district support facility;~~
- ~~(6) Helistop;~~
- ~~(7) Cafeteria;~~
- ~~(8) Pharmacy;~~
- ~~(9) Florist and/or gift shop within a hospital;~~
- ~~(10) Day care; and~~
- ~~(11) Off-street public parking.~~

~~(C) Conditional Uses. Conditional uses in the public/institutional (P/I) zone are:~~

- ~~(1) Jail;~~
- ~~(2) Public agency animal control facility;~~
- ~~(3) Public agency training facility;~~
- ~~(4) Landfill;~~
- ~~(5) Transfer station;~~
- ~~(6) Wastewater treatment facility;~~
- ~~(7) Municipal water production;~~
- ~~(8) Transit park and ride facility;~~
- ~~(9) School bus base;~~
- ~~(10) Stadium/arena;~~
- ~~(11) Cemetery; and~~
- ~~(12) Communication facility.~~

~~(A) See Table 19.03-I for a list of permitted uses in the P/I zone.~~

~~(B,D)~~ Minimum Lot Size. Minimum lot size in the public/institutional (P/I) zone is none.

~~(C,E)~~ Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the public/institutional (P/I) zone is 90 percent.

~~(D,F)~~ Maximum Building Height. Maximum building height in the public/institutional (P/I) zone is 33 feet.

~~(E,G)~~ Minimum Building Setbacks. Minimum building setback in the public/institutional (P/I) zone is 20 feet from all property lines except when abutting a commercial, industrial or public/institutional zone, then the setbacks shall be the same as the corresponding setbacks requirement for the abutting commercial, industrial or public/institutional zone. This means:

- (1) Street/public right-of-way: 20 feet;
- (2) Side yards abutting a residential, open space, or public park zone: 20 feet;
- (3) Side yards abutting a central business district zone: none;
- (4) Side yards abutting a general commercial, industrial, or public/institutional zone: five feet;
- (5) Rear yard abutting a residential, open space, or public park zone: 20 feet;
- (6) Rear yard abutting a central business district zone: none;
- (7) Rear yard abutting a general commercial, industrial, or public/institutional zone: five feet;



(8) Alley setback: No portion of any building shall be closer than 10 feet from an alley.

(FH) Required Landscaping. All setback areas except the minimum area necessary for paved vehicle or pedestrian access shall be landscaped with living plant material. [Ord. 937 § 20 (Exh. S), 2017; Ord. 905 § 1 (Att. A), 2016.]

19.04A.210 Types of review.

It is the intent of this article to provide the administrative review procedures for applications and land use actions classified as Types I through IV. [Ord. 994 § 2, 2020.]

(A) The purpose of this section is to provide an overview of the four levels of land use review. Land use and development decisions are classified into four processes based on who makes the decision, the amount of discretion exercised by the decision maker, the level of impact associated with the decision, the amount and type of input sought, and the type of appeal opportunity.

(B) Classification of Permits and Decisions.

(1) Type I Review – Administrative Decisions without Notice. A Type I process is an administrative review and decision by the appropriate department or division. Applications reviewed under the Type I process are minor administrative decisions and are exempt from certain administrative procedures, such as complete application review, noticing, and decision time frames. Appeals of Type I decisions are made to the hearing examiner, except shoreline permit appeals are made to the Shoreline Hearings Board. The permits and actions reviewed and decided as Type I are listed in the table in subsection (D) of this section.

(2) Type II Review – Administrative Decisions with Notice. A Type II process is an administrative review and decision with recommendation from staff, city departments or others and requiring public notice at the application and/or decision stages of the review. Appeals of Type II decisions are made to the hearing examiner, except shoreline permit appeals are made to the Shoreline Hearings Board. The permits and actions reviewed and decided as Type II are listed in the table in subsection (D) of this section.

(3) Type III Review – Quasi-Judicial Decisions – Hearing Examiner. This Type III process is a quasi-judicial review and decision by the hearing examiner. The hearing examiner makes a decision based on a staff report. A public meeting may be held prior to the hearing examiner hearing with the planning commission. The hearing examiner considers public testimony received at an open record public hearing. Public notification is provided at the application, public hearing, and decision stages of application review. Appeals of hearing examiner decisions are made to Snohomish County superior court, except shoreline permit appeals are made to the Shoreline Hearings Board. The permits and actions reviewed and decided as Type III are listed in the table in subsection (D) of this section.

(4) Type IV Review – Legislative Decisions – City Council with Planning Commission Recommendation. A Type IV review is for legislative and/or non-project decisions by the city council under its authority to establish policies and regulations regarding future private and public development and management of public lands. The planning commission makes a recommendation to the city council. The planning commission will conduct a public hearing to obtain public testimony on the proposed legislation. The city council may elect to conduct an additional public hearing. The actions reviewed and decided as Type IV are listed in the table in subsection (D) of this section.

(C) Permits and Actions Not Listed. If a permit or land use action is not listed in Table 19.04A-I, the designated official shall make the determination as to the appropriate review procedure.

(D) Permit-Issuing Authority and Appeal Authority. The permit-issuing authority and appeal authority for permit applications and legislative actions are established in Table 19.04A-I. A detailed explanation for each review procedure is in Chapter 19.04B GFMC under each article for each review type. Any inconsistency in classification of permits and decisions between Table 19.04A-I and this title, Table 19.04A-I shall govern.

Table 19.04A-I: Classification of Permits and Decisions

| Type of Application                            | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br>Public Hearing | Decision | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|------------------------------------------------|----------------------------------|-------------------------|-----------------------------------|-------------------------------|----------|--------------------|----------------------|-----------------------------|
| Type I                                         |                                  |                         |                                   |                               |          |                    |                      |                             |
| Grading permit and sign permit                 | No                               | No                      | No                                | No                            | DO       | HE                 | No                   | Yes                         |
| Home occupation permit and day care facilities | No                               | No                      | No                                | No                            | DO       | HE                 | No                   | Yes                         |

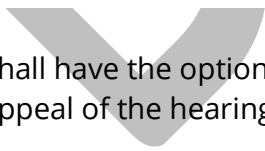
| Type of Application                                        | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br><a href="#">Public</a><br>Hearing | Decision                   | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|------------------------------------------------------------|----------------------------------|-------------------------|-----------------------------------|--------------------------------------------------|----------------------------|--------------------|----------------------|-----------------------------|
| Accessory dwelling unit                                    | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Parcel combination                                         | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Boundary line adjustment                                   | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Administrative deviation, modifications and interpretation | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| <a href="#">Interior Site Plan Review</a>                  | <a href="#">No</a>               | <a href="#">No</a>      | <a href="#">No</a>                | <a href="#">No</a>                               | <a href="#">DO</a>         | <a href="#">HE</a> | <a href="#">No</a>   | <a href="#">Yes</a>         |
| Floodplain development permit                              | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Small cell WCF; collocated WCF; minor modifications        | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Temporary permits                                          | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Change of use                                              | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Final short plat                                           | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Minor amendments to administratively approved permits      | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| <b>Type II:</b>                                            |                                  |                         |                                   |                                                  |                            |                    |                      |                             |
| Flood hazard variance*                                     | 14-day NOA or NOH                | No                      | No                                | No                                               | DO*                        | HE                 | No                   | Yes                         |
| Sensitive area reasonable use allowance*                   | 15-day NOA or NOH                | No                      | No                                | No                                               | DO*                        | HE                 | No                   | Yes                         |
| Short plat                                                 | 15-day NOA                       | DO                      | No                                | No                                               | DO and PWD                 | HE                 | No                   | Yes                         |
| <a href="#">Unit Lot Subdivision</a>                       | <a href="#">15-day NOA</a>       | <a href="#">DO</a>      | <a href="#">No</a>                | <a href="#">No</a>                               | <a href="#">DO and PWD</a> | <a href="#">HE</a> | <a href="#">No</a>   | <a href="#">Yes</a>         |
| Binding site plan                                          | 10-day NOA                       | DO                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Site plans                                                 | 15-day NOA                       | DO                      | Yes                               | No                                               | DO                         | HE                 | No                   | Yes                         |
| Shoreline substantial                                      | 30-day NOA 15-day NOH            | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |



| Type of Application                                                               | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br><a href="#">Public</a><br>Hearing | Decision | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|-----------------------------------------------------------------------------------|----------------------------------|-------------------------|-----------------------------------|--------------------------------------------------|----------|--------------------|----------------------|-----------------------------|
| development permit                                                                |                                  |                         |                                   |                                                  |          |                    |                      |                             |
| Plat alterations to subdivision and PRDs                                          | 10-day NOA                       | DO                      | No                                | No                                               | DO       | HE                 | No                   | Yes                         |
| Plat vacations                                                                    | 10-day NOA                       |                         |                                   |                                                  |          |                    |                      |                             |
| SEPA determination                                                                | 14 days (post determination)     | No                      | No                                | No                                               | DO       | HE                 | No                   | Yes                         |
| Concurrency evaluation                                                            | None                             | No                      | No                                | No                                               | DO       | HE                 | No                   | No                          |
| Administrative conditional use and variances                                      | 15-day NOA                       | DO                      | No                                | No                                               | DO       | HE                 | No                   | Yes                         |
| Final plat                                                                        | 10-day NOA                       | No                      | No                                | No                                               | CC       | No                 | No                   | Yes                         |
| Minor amendments to Type III permits                                              | 10-day NOA                       | No                      | No                                | No                                               | DO       | HE                 | No                   | Yes                         |
| <b>Type III:</b>                                                                  |                                  |                         |                                   |                                                  |          |                    |                      |                             |
| Conditional use permit and variances                                              | 15-day NOA 10-day NOH            | No                      | No                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Preliminary plat                                                                  | 15-day NOA 10-day NOH            | DO                      | PC                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Shoreline CUP                                                                     | 30-day NOA plus 15-day NOH       | No                      | No                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Shoreline variance                                                                | 30-day NOA plus 15-day NOH       | No                      | No                                | HE                                               | HE       | No                 | No                   | Yes                         |
| WCF: Monopole                                                                     | 15-day NOH                       | DO                      | PC                                | HE                                               | HE       | No                 | No                   | Yes                         |
| WCF: Small cell architectural design deviation request                            | 15-day NOH                       | DO                      | PC                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Official site plan for manufactured home parks, PRD, and residential condominiums | 15-day NOA 10-day NOH            | DO                      | PC                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Day care centers                                                                  | 15-day NOA 10-day NOH            | DO                      | No                                | HE                                               | HE       | No                 | No                   | Yes                         |

| Type of Application                  | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br><a href="#">Public</a><br>Hearing | Decision                                 | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|--------------------------------------|----------------------------------|-------------------------|-----------------------------------|--------------------------------------------------|------------------------------------------|--------------------|----------------------|-----------------------------|
| Major amendments to Type III permits | 15-day NOA 10-day NOH            | DO                      | No                                | HE                                               | HE                                       | No                 | No                   | Yes                         |
| <b>Type IV:</b>                      |                                  |                         |                                   |                                                  |                                          |                    |                      |                             |
| Comprehensive plan amendment         | NOA 10-day NOH                   | None                    | Yes                               | PC++                                             | PC recommendation<br>**10-day NOH        | No                 | No                   | Yes                         |
| Development regulations amendments   | NOA 10-day NOH                   | None                    | No                                | PC++                                             | PC recommendation<br>**CC decision<br>** | No                 | No                   | Yes                         |
| Annexation                           | 15-day NOA 10-day NOH            | DO, CE                  | No                                | CC/SCBR B                                        | CC/SCBR B                                | No                 | No                   | Yes                         |
| Vacations of streets and alleys      | 10-day NOH                       | CE                      | No                                | CC                                               | CC                                       | No                 | No                   | Yes                         |
| Development agreement***             | 10-day NOH                       | No                      | No                                | CC                                               | CC                                       | No                 | No                   | Yes                         |
| Zoning map amendment                 | 10-day NOH                       | DO                      | No                                | PC                                               | CC                                       | No                 | No                   | Yes                         |

- CC City Council
NOH Notice of Hearing (per GPMC [19.04A.260](#))
- CE City Engineer
PC Planning Commission
- DO Designated Official
PWD Public Works Director
- HE Hearing Examiner
SCBRB Snohomish County Boundary Review Board
- NOA Notice of Application (per GPMC [19.04B.225](#))
WCC Wireless Communications Facilities



\* The designated official shall have the option of referring the application to the hearing examiner for a public hearing and decision. In this case, an appeal of the hearing examiner’s decision shall be heard in a closed record appeal as a judicial appeal.

\*\* Either the planning commission or the city council may opt to hold one or more workshops or joint workshops on an application.

\*\*\* Planning commission review is not required for this type of action. City council will be the sole reviewing body.

++ The city council may opt to hold the required public hearing(s).

(E) Associated Land Use Determinations. Associated land use determinations are decisions that need to be made as part of another land use action or permit review, as set forth in Table 19.04A-II. Each type of determination has a separate review process determined by the designated official or public works director.

**Table 19.04A-II: Associated Land Use Determinations**



| Associated Land Use Determinations                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Public works standards street deviations                                                                                             |
| <input type="checkbox"/> Miscellaneous administrative determinations (e.g., application requirements, waiver allowed by code in parking or landscaping, etc.) |
| <input type="checkbox"/> Underground utility deviations                                                                                                       |

[Ord. 1020 § 1 (Att. A), 2022; Ord. 994 § 2, 2020.]

**19.04A.230 Time frames for review.**

(A) Purpose. RCW [36.70B.070](#) and [36.70B.080](#) require time frames be established to ensure applications are reviewed in a timely and predictable manner. This section establishes the time frames and procedures for a determination of completeness and final decision for Type II, III, or IV reviews. ~~No time frames are established by these statutes for Type I or IV reviews.~~

(B) Computing Time. Unless otherwise specified, all time frames are indicated as calendar days, not working days. For the purposes of computing time, the day the determination or decision is rendered shall not be included. The last day of the time period shall be included; provided, that if it is a Saturday, Sunday, or a day designated by RCW [1.16.050](#) or by the city's ordinances as a legal holiday, then it also is excluded and the time period concludes at the end of the next business day.

(C) Complete Application Review Time Frame. The following procedures shall be applied to new applications requiring Type II and III reviews. Applications requiring Type I or IV review are excluded from this requirement.

- (1) Within 28 days after receiving an application, the designated official and/or city clerk shall mail, email, fax, or otherwise provide to the applicant a written determination that the application is complete, or that the application is incomplete, and what is necessary to make the application complete. The applicant has 90 days to submit the necessary information to the city.
- (2) If the designated official does not provide a written determination within the 28 days, the application shall be deemed complete at the end of the twenty-eighth day.
- (3) If additional information is needed to make the application complete, the designated official shall notify the applicant whether the application is complete or what additional information is necessary within 14 days after an applicant has submitted the information identified by the designated official as being needed.
- (4) An application is complete for purposes of this section when it meets the submittal requirements established by the designated official and is sufficient for continued processing, even though additional information may be required, or project modifications may be undertaken subsequently. The determination of completeness shall not preclude the designated official from requesting additional information or studies either at the time of the notice of completeness or subsequently, if new information is required to complete review of the application or substantial changes in the permit application are proposed.
- (5) To the extent known by the city, other agencies with jurisdiction over the project permit application shall be identified in the city's determination of completeness required by subsection (C)(1) of this section.

(D) Application Review and Decision Time Frame.

- (1) A final decision for each type of complete project permit application or project type shall be issued within the following time periods following the determination of completeness:
  - a. 65 days, if no public notice is required as a result of an exemption to SEPA;
  - b. 100 days, if public notice is required as a result of SEPA; or
  - c. 170 days, if public notice and public hearing(s) are required as a result of SEPA.In the event of a consolidated review of more than one permit, the time period for a final decision shall be the longest of the permit periods identified above.
- (2) Decisions on Type I applications shall not exceed 65 days, unless the designated official makes written findings that a specified amount of additional time is needed for processing of a specific complete project application. Applications for developments that are complex or that have extensive or difficult issues may take additional time. The applicant and the city may agree in writing to extend the time period.
- (3) ~~(4)~~ Decisions on Type II and III applications shall not exceed ~~120~~ 100 days, unless the designated official makes written findings that a specified amount of additional time is needed for processing of a specific complete project application. Applications for developments that are complex or that have extensive or difficult issues may take additional time. The applicant and the city may agree in writing to extend the time period.

(4) [Decisions on Type III applications shall not exceed 170 days, unless the designated official makes written findings that a specified amount of additional time is needed for processing of a specific complete project application. Applications for developments that are complex or that have extensive or difficult issues may take additional time. The applicant and the city may agree in writing to extend the period.](#)

(5) [Interior site plan reviews, including the following, do not require a project permit but still may require building, plumbing, mechanical, or electrical permits.](#)

[a. Additional sleeping quarters or bedrooms;](#)

[b. Nonconformity with Federal Emergency Management Agency improvement thresholds; or](#)

[c. An increase the total square footage or valuation of the structure thereby requiring upgraded fire access or fire suppression systems.](#)

(26) Preliminary Plats. Pursuant to RCW [58.17.140](#), preliminary plats of any proposed subdivision and dedication shall be approved, disapproved, or returned to the applicant for modification or correction within 90 days from the date of filing thereof unless the applicant consents to an extension of such time period or the 90-day limitation is extended to include up to 21 days as specified under RCW [58.17.095](#)(3). The 90-day period shall not include the time spent preparing and circulating an environmental impact statement by the local governmental agency.

(37) Final Plats and Short Plats. Pursuant to RCW [58.17.140](#), final plats and short plats shall be approved, disapproved, or returned to the applicant within 30 days from the date of filing thereof, unless the applicant consents to an extension of such time period.

(48) Appeals. The time period for consideration and decision on appeals shall not exceed 90 days for an open record appeal hearing and 60 days for a closed record appeal. The parties may agree in writing to extend these time periods. Any extension of time mutually agreed upon by the applicant and the city shall be in writing.

(95) Exemptions. The time limits established in this section do not apply if a project permit application:

(a) Requires an amendment to the comprehensive plan or a development regulation;

(b) Requires approval of the siting of an essential public facility as provided in RCW [36.70A.200](#);

(c) Is reviewed as a Type ~~for~~ IV permit;

(d) Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

(E) Calculating Decision Time Frame. In determining the number of days that have elapsed after the city has notified the applicant that the application is complete for purposes of calculating the time for issuance of the notice of final decision, the following periods shall be excluded:

(1) Any period during which the applicant has been requested by the city to correct plans, perform required studies, or provide additional required information. If the city determines that the information submitted by the applicant is insufficient, it shall notify the applicant of the deficiencies. The period shall be calculated from the date the city notifies the applicant of the need for additional information until the earlier of the date the local government determines whether the additional information satisfies the request for information or 14 days after the date the information has been provided to the city;

(2) Any period during which an environmental impact statement is being prepared following a determination of significance (DS) pursuant to Chapter [43.21C](#) RCW, or if the city and the applicant in writing shall agree to a time period for completion of an environmental impact statement;

(3) Any period for administrative appeals of project permits, if an open record appeal hearing or a closed record appeal, or both, are allowed; or

(4) Any extension of time mutually agreed upon by the applicant and the city.

[\(F\) Applicant Actions Affecting Timeline. The time periods for the city to process a permit shall start over if an applicant proposes a change in use that adds or removes commercial or residential elements from the original application that would make the application fail to meet the determination of procedural completeness for the new use, as required by the city.](#)

[\(1\) If, at any time, an applicant informs the city, in writing, that the applicant would like to temporarily suspend the review of the project for more than 60 days, or if an applicant is not responsive for more than 60 consecutive days after the city has notified the applicant, in writing, that additional information is required to further process the application, an additional 30 days may be added to the time periods for city action to issue a final decision for a project permit application. Any written notice from the city to the applicant that additional information is required to further process the application must include a notice that non-responsiveness for 60 consecutive days may result in 30 days being added to the time for review.](#)



[\(2\) The applicant and the city may extend the time for a deadline for issuance of a final decision for a specific project permit application upon mutual agreement.](#)

[\(3\) The time limits set forth in this section shall not apply to any application that requires amendment to the comprehensive plan.](#)

[\(4\) This section shall apply to project permit applications filed on or after January 1, 2025.](#)

(FG) Possible Extension of Time for Final Decision. If the city is unable to issue a final decision within the time limits provided herein, the applicant shall be provided written notice of this fact. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of final decision. [Ord. 994 § 2, 2020.]

[\(H\) Exclusions. The following matters are excluded from the requirements of this chapter:](#)

[\(1\) Approvals relating to the use of public areas or facilities.](#)

[\(2\) Landmark designations.](#)

[\(3\) Project permits, whether administrative or subject to review by a reviewing agency, that the city council by ordinance or resolution has determined present special circumstances that warrant a review process or time periods for approval which are different from that provided by this chapter.](#)

[\(4\) Development agreements.](#)

[\(5\) Wireless communication facility permits.](#)

[~~\(4\)-\(6\) Administrative approvals that are categorically exempt from environmental review or for which environmental review has already been completed.~~](#)

~~(4)-~~

#### **19.04A.240 Vacation of approved permits and variances.**

(A) Requests to vacate a permit or variance shall be made in writing to the city clerk.

(B) The designated official may vacate the permit or variance if the following conditions are present:

(1) The use authorized by the permit or variance does not exist and is not actively being pursued; or

(2) The use has been terminated and no violation of the terms and the conditions of the variance or permit exists.

(C) Vacation of any permit or variance shall be documented by the filing of a notice of land use permit or variance vacation with the county auditor on a form provided by the designated official and/or city clerk. [Ord. 994 § 2, 2020.]

#### **19.04A.245 Expiration of inactive applications.**

(A) An application shall expire 180 days after the last date that additional information is requested, if the applicant has failed to provide the information, except that:

(1) The designated official may grant one 90-day extension if the following criteria are met:

(a) A written request for extension is submitted at least 30 days prior to the expiration date;

(b) The applicant demonstrates that circumstances beyond the control of the applicant prevent timely submittal of the requested information; and

(c) The applicant provides a reasonable schedule for submittal of the requested information.

(2) The department may set an expiration date of less than 180 days when the permit application is the result of a code enforcement action. Permit application expiration does not affect permits under code enforcement action.

(3) No application shall expire when under review by the department following submittal of a complete application or timely resubmittal of an application when all required information has been provided.

(4) The department may extend an expiration date for an application with no written request from an applicant when additional time for city processing or scheduling of appointments is required, when the department needs information or responses from other agencies, or under other similar circumstances.

(B) A permit application approved for issuance, but not paid for and issued, shall expire 90 days after the date it is approved for issuance. [Ord. 994 § 2, 2020.]

#### **19.04A.250 Expiration of approvals and approved permits.**

(A) Land use approvals/permits other than subdivisions or shoreline permits shall expire automatically within one year after the issuance of such permits, if:

(1) The use authorized by such permits has not commenced, in circumstances where no substantial construction, excavation or demolition is necessary before commencement of such use; or

(2) Less than 10 percent of the total cost of all construction, excavation or demolition of the approved development has been completed.

(B) Land use permits other than subdivisions shall also expire automatically if construction, grading or excavation is commenced but such work is discontinued for a period of one year.

(C) For land use permits other than preliminary short subdivisions, subdivisions and sign permits:

(1) The designated official may grant one six-month extension to a permit upon showing proper justification, if:

(a) The extension is requested at least 30 calendar days before the permit expires;

(b) The permittee has proceeded with due diligence and in good faith; and

(c) The zoning designation of the property has not changed.

(2) Proper justification consists of one or more of the following conditions:

(a) Economic hardship;

(b) Change of ownership;

(c) Unanticipated construction and/or site design problems;

(d) Other circumstances beyond the control of the applicant and determined acceptable by the appropriate department director.

(D) ~~Preliminary subdivision or short subdivision approvals shall expire after seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is not subject to the Shoreline Management Act, and the preliminary plat is approved on or before December 31, 2007.~~ Preliminary ~~subdivision or~~ short subdivision approvals shall expire automatically if, ~~within the applicable number of years, five years within five years~~ after the issuance of such approvals:

(1) The final plat or short plat has not been submitted to the city for approval; or

(2) An extension has not been granted. The designated official may approve a single one-year original extension to the approval, if:

(a) The request was delivered in writing to the designated official or city clerk at least 30 calendar days prior to the approval's expiration and meets one of the proper justifications listed in subsection (C)(2) of this section;

(b) The permittee has proceeded with due diligence and in good faith to complete the plat; and

(c) Conditions have not changed so substantially as to warrant a new application.

~~(E) Subdivision approvals shall expire in accordance with subsection (D) of this section.~~

~~(F)~~ Construction Plan Approvals.

(1) Construction plans for projects reviewed under the development code shall be approved for a period of 60 months from the date the city signs the plans or until expiration of the preliminary plat, preliminary short plat, binding site plan, conditional use permit, or site development plan approval, whichever is shorter. If the construction plan is not connected to another permit, it shall expire in one year with one six-month extension allowed.

(2) The city may grant an extension of up to 12 months if substantial progress has been made by the applicant to complete construction of the approved project. Extensions shall be considered on a case-by-case basis by the public works director or designee and will require a letter to be submitted to the city requesting the extension at least 30 calendar days prior to the approval's expiration. Said letter shall demonstrate that the project has made substantial construction progress, the reason for the extension request, and an estimated timeline for completion of construction.



(3) When the approval period or any extension thereof expires, the city's approval of the construction plans shall be deemed automatically withdrawn. In order to receive further consideration by the city after such expiration and automatic withdrawal, construction plans must be resubmitted and must comply with the current code requirements.

(GF) Once the time period and any extensions have expired, approval/permit shall terminate, and the application is void and deemed withdrawn. [Ord. 994 § 2, 2020.]

#### **19.04A.255 Revocation of approved permits.**

(A) The hearing entity may revoke an approved permit through the same approval and/or hearing procedures for the original approval.

(B) An approved permit may be revoked only upon finding that:

(1) The use for which the approval was granted has been abandoned for a period of at least one year;

(2) Approval of the permit was obtained by misrepresentation of material fact; or

(3) The permit is being exercised contrary to the terms of approval. [Ord. 994 § 2, 2020.]

#### **19.04A.260 Public meetings and public hearings.**

(A) This section sets forth procedures for public meetings and hearings in addition to processes set forth in each of the review types in Chapter [19.04B](#) GFMC.

(B) Public Meetings. The purpose of a public meeting is to provide the public with the opportunity to learn about a project and/or the city, a board or panel, or decision maker to ask questions for a better understanding of a project. Meetings are not as formal as a hearing, do not require public testimony, and are not required to be taped. Public meetings may be required for Type II, III, or IV reviews.

(C) Public Hearings. The purpose of having hearings is to provide decision makers with an opportunity to obtain additional information and to provide the public with an opportunity to introduce that information and to make their views known. Public hearings are required for Type III and IV reviews. When this title or state law requires a hearing, the following shall apply:

(1) A verbatim record shall be kept;

(2) Those present shall be given the opportunity to testify;

(3) The hearing authority shall be allowed to ask questions of those testifying;

(4) The hearing shall be conducted to ensure fairness to all parties;

(5) The hearing authority may subpoena witnesses; and

(6) A hearing may be kept open to take additional information up to the point a final decision is made. No further notice of a continued hearing need be published unless a period of six months or more elapses between meeting dates.

(D) Notices of public meetings or hearings shall include the following information:

(1) The date, time, and place of the hearing.

(2) Location of the site.

(3) A brief description of the request, and any proposed modifications or variances.

(4) Applicant's name.

(5) Project name and file number and a statement of its availability for inspection by the public.

(6) A statement of the right of any person to submit written testimony to the appropriate permit-issuing authority and to appear at the public hearing to give testimony orally.

(7) A statement that only persons who submit written or oral testimony to the permit-issuing authority may appeal the decision.

(8) A statement announcing the city's goal of complying with the intent of the Americans with Disabilities Act, announcing accessibility, offer of assistance to persons with special needs, and availability of TDD services.

(E) Burden of Proof/Testimony.

- (1) The burden of presenting evidence to the permit-issuing entity sufficient to lead it to conclude that the application should be approved, conditioned, or denied shall be upon the party advancing the position.
- (2) All persons in attendance that wish to testify shall be sworn in.
- (3) All findings and conclusions necessary to the issuance of a decision shall be based upon reliable evidence.

(F) Joint Public Meetings or Hearings.

(1) Approval Authority's Decision to Combine Joint Hearing. At the applicant's request, the approval authority may combine any public hearing on a project permit application with any hearing that may be held by another local, state, regional, federal, or other agency, on the proposed action, as long as:

- (a) The hearing is held within the city limits; and
- (b) The requirements of subsection (F)(3) of this section are met. (RCW [36.70B.110](#)(7))

(2) Applicant's Request for a Joint Meeting or Hearing. The applicant may request that the public hearing on a permit application be combined as long as the joint hearing can be held within the time periods set forth in this title. In the alternative, the applicant may agree to a particular schedule if that additional time is needed in order to complete the hearings. (RCW [36.70B.110](#)(7))

(3) Prerequisites to Joint Public Meeting or Hearing. A joint public hearing may be held with another local, state, regional, federal or other agency and the city, as long as:

- (a) The other agency is not expressly prohibited by statute from doing so (RCW [36.70B.110](#)(8));
- (b) Sufficient notice of the meeting or hearing is given to meet each of the agencies' adopted notice requirements as set forth in statute, ordinance, or rule;
- (c) The agency has received the necessary information about the proposed project from the applicant in enough time to hold its meeting or hearing at the same time as the local government hearing; and
- (d) The meeting or hearing is held within the geographic boundary of the local government.

(G) Record.

- (1) Tape recordings shall be made of all hearings required by this title, and such recordings shall be kept for at least two years. Accurate minutes shall also be kept of all such proceedings, but a transcript need not be made. The written decision of a hearing examiner shall meet the requirement for minutes of the hearing examiner public hearing.
- (2) Whenever practicable, all documentary evidence presented at a hearing, as well as all other types of physical evidence, shall be made a part of the record of the proceedings and shall be kept by the city for at least two years. [Ord. 994 § 2, 2020.]

**19.04A.265 Appeals.**

(A) This section sets forth procedures for appeals, in addition to any specific procedures set forth in each of the review types in Chapter [19.04B](#) GFMC.

(B) Processing of Appeals. Appeals of decisions on project permit decisions shall be processed according to the procedures outlined in each of the review types in Chapter [19.04B](#) GFMC. The decision maker on the appeal may reverse or affirm or modify the decision, if it is found the original decision was based on faulty facts or incorrect application of the law. Any modifications to the decision shall be limited to those necessary to ensure the decision criteria of this title are met.

(C) Effect of Appeal. Decisions on Type I, II and III permits are assumed valid unless overturned by an appeal decision. An appeal stays all actions by the designated official seeking enforcement of or compliance with the order or decision appealed from, unless the designated official finds that a stay would, in his-their opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed except by order of the hearing examiner or a court.

(D) Exhaustion of Administrative Remedies. No action to obtain judicial review may be commenced unless all rights of administrative appeal provided by this title or state law have been exhausted. The cost of transcription of all records ordered certified by the court for such review shall be borne by the appellant. A copy of each transcript prepared by an appellant shall be submitted to the city for confirmation of its accuracy.

(E) Consolidated Appeals. All appeals of project permit application decisions, other than an appeal of determination of significance (DS), shall be considered together in a consolidated appeal. (RCW [36.70B.060](#)(6), [43.21C.075](#)) [Ord. 994 § 2, 2020.]



## **Article IV. Duties, Authorities and Qualifications of Permit-Issuing and Review Bodies**

### **19.04A.310 Purpose.**

The purpose of this article is to define the authorities, roles and responsibilities for the positions or entities responsible for administering this title. [Ord. 994 § 2, 2020.]

### **19.04A.320 Designated official.**

(A) The designated official enforces the municipal code unless otherwise specified. As specified in this title, the designated official shall be a city representative.

(B) Authority and Duties. The designated official or designee shall have the authority to enter and inspect buildings and land during reasonable hours, with permission of the occupant or owner or by court order, to issue abatement orders and citations and to cause the termination and abatement of violations of this title unless otherwise specified. The duties of the designated official shall include, but not be limited to, the following: enforce and administer this title unless otherwise specified; investigate complaints and initiate appropriate action; render decisions or make recommendations as specified in this title; and keep adequate records of land use applications, enforcement actions, and appeals. The designated official may also review administrative modifications items previously approved by the planning commission and/or city council.

(C) Appeals. Appeals of final decisions of the designated official made in the course of interpretation or administration of this title shall be governed by GPMC [19.04A.265](#), Appeals. Code enforcement actions pursuant to GPMC [19.04A.040](#), Compliance with this title required, are not “final decisions” for the purpose of this section, except as otherwise provided in this title. [Ord. 994 § 2, 2020.]

### **19.04A.325 Public works director.**

The public works director or designee is the administrative head of the public works department. As provided in various sections, the public works director is responsible for planning, administration, enforcement, and decision making as it pertains to public improvements as specified in this title, including the approval of plans for public improvements and approval of public improvements for acceptance by the city, or to delegate such authority to the public works staff or designated official. In delegating authority, the public works director or ~~his or her~~[their](#) representative reserves the right of final decision. [Ord. 994 § 2, 2020.]

### **19.04A.330 Building official.**

The office of the building official is established to administer and enforce the building and construction codes. The rules, regulations and procedures under which the building official or designee shall operate are established in GPMC Title [15](#). [Ord. 994 § 2, 2020.]

### **19.04A.350 Hearing examiner.**

(A) The purpose of establishing a “hearing examiner” is to separate the application of land use regulations from policy making; to provide a level of expertise to conduct administrative and quasi-judicial hearings arising from the application of this title and the rules and procedures developed under it; to better protect and promote the interests of the community; and to expand the principles of fairness and due process in public hearings.

(B) Authority and Duties. The “hearing examiner” shall serve at the pleasure of the mayor. The hearing examiner shall interpret, review and make recommendations on implementation of land use regulations as provided by ordinance and may perform other quasi-judicial functions as are delegated by ordinance. Unless otherwise specified, the term “hearing examiner” shall also mean deputy examiners and examiners pro tem. Hearing examiners shall be appointed based on their qualifications for the duties of the office including education and experience.

(1) Influence and Conflict of Interest. No person, including city officials, elected or appointed, shall attempt to influence the hearing examiner in any matter pending before him/her, except at an open record [public](#) hearing duly called for such purpose, or to interfere with the hearing examiner in the performance of ~~his/her~~[their](#) duties in any way; provided, that this section shall not prohibit the city attorney from rendering legal service to the hearing examiner upon request. The hearing examiner shall be subject to the same code of ethics as set forth in Chapter [42.23](#) RCW.

(2) Rules. The hearing examiner shall have the power to prescribe rules for the scheduling and conduct of hearings and other procedural matters related to ~~his/her~~[their](#) duties.

(3) Powers. The hearing examiner shall have the authority to:

(a) Review and make decisions on the following land use permit matters pursuant to RCW [35A.63.170](#):

- (i) Conditional use permits;
- (ii) Variances;
- (iii) Preliminary plats;
- (iv) Appeals of administrative decisions or determinations;
- (v) Planned residential developments (PRDs);
- (vi) Appeals of administrative decisions or determinations pursuant to Chapter [43.21C](#) RCW, the State Environmental Policy Act (SEPA);
- (vii) Amortization periods for nonconforming signs;
- (viii) Manufactured/mobile home parks;
- (ix) Nonconforming use permits; and
- (x) Appeals of SEPA determinations of the underlying land use action.
- (b) Review and decide civil violations in conjunction with enforcement actions of the city as described in Chapter [19.11](#) GPMC, Enforcement.
- (c) Review and make recommendations to city council regarding a proposed development agreement in compliance with GPMC [19.04C.045](#).
- (d) Hear and make decisions under GPMC [15.04.050](#) and [15.04.060](#).

(4) Procedures. The hearing examiner shall:

- (a) Receive and examine available information;
- (b) Conduct public hearings in accordance with the provisions of this UDC and Chapter [36.70B](#) RCW and ensure that the city makes a recording of the open record [public](#) hearing;
- (c) Administer oaths and affirmations;
- (d) Issue subpoenas and examine witnesses; provided, that no person shall be compelled to divulge information which he/she could not be compelled to divulge in a court of law;
- (e) Regulate the course of the hearing;
- (f) Make and enter findings of fact and conclusions to support ~~his/her~~[their](#) decisions;
- (g) Conduct conferences for the settlement or simplification of the issues;
- (h) Conduct discovery;
- (i) Dispose of procedural requests or similar matters;
- (j) Take official notice of matters of law or material facts;
- (k) Issue summary orders in supplementary proceedings; and
- (l) Take any other action authorized by or necessary to carry out this chapter;
- (m) The above authority may be exercised on all matters for which jurisdiction is assigned to the hearing examiner by city ordinance, code or other legal action of the city council. The nature of the hearing examiner's decision shall be as specified in this chapter and in each ordinance or code which grants jurisdiction to the hearing examiner. [Ord. 1030 § 3, 2022; Ord. 1007 § 1 (Att. A § 2), 2021; Ord. 994 § 2, 2020.]



#### **19.04A.360 Planning commission.**

(A) A planning commission is created by Chapter [2.24](#) GFMC to involve residents of the city in advising the city council on matters of community development.

(B) Authority and Duties. The planning commission's authority and duties are provided in Chapter [2.24](#) GFMC and this section. The planning commission shall serve as an advisory body to the city council in the following respects:

(1) The planning commission may make recommendations to the city council based on its findings and conclusions and on those of its committees. It shall prepare the elements of the comprehensive plan or this title for adoption or modification; advise the council regarding comprehensive land use and development policy or special area concerns; and investigate and make recommendations on matters suggested by the council, the mayor, Granite Falls citizens, or upon its own initiative.

(2) The planning commission shall monitor the growth and development of the city and the areas surrounding the city and shall continually reevaluate and recommend revisions to the elements of the comprehensive plan or land use code.

(C) Public Hearings. The planning commission shall conduct its public hearings under this title in accordance with GFMC [19.04A.260](#), Public meetings and public hearings. The planning commission may hold additional hearings and meetings as it sees fit to conduct its business.

(D) Quorum. A quorum shall be considered a majority of the currently constituted membership. [Ord. 994 § 2, 2020.]

#### **19.04A.370 City council.**

(A) The city council makes decisions on changes to the text of this title and to the official zoning map pursuant to GFMC [19.04C.035](#).

(B) Authority and Duties. The city council's authority and duties are provided in Chapter [2.08](#) GFMC.

(C) Public Hearings. The city council shall conduct its public hearings under this title in accordance with GFMC [19.04A.260](#).

(D) Public Hearings and Appeals. The city council may hold additional hearings and meetings as it sees fit to conduct its business. [Ord. 994 § 2, 2020.]

## 19.04C.035 Amendments.

(A) Purpose. The purpose of this section is to define types of amendments to the development regulations, comprehensive plan, and other official controls and to identify procedures for those actions. Amendments to the comprehensive plan and development regulations are legislative functions separate from any permit process otherwise set forth in this section.

(B) Development Regulations and Other Official Controls. This section is intended to provide the method for adopting amendments to the text and official map of the city's development regulations and other official controls. Requests to change a regulatory zone affecting a parcel of land, or portion of a lot, are processed under this section.

(1) Initiation of Amendment. An amendment to the zoning code or other official controls may be initiated by:

- (a) The city council;
- (b) The planning commission;
- (c) The city-designated official;
- (d) One or more property owners directly affected by a proposal through the submittal to the city of an application and fee as set forth in subsections (D)(2) and (D)(3) of this section;
- (e) Citizen advisory committees or organizations through the submittal to the city of an application and fee as set forth in subsections (D)(2) and (D)(3) of this section.

(2) Application Required. A zoning code amendment application is required to formally request a change to the regulations and standards in this UDC. A zoning map amendment (rezone) application is subject to the requirements of GFMC [19.04C.070](#). All zoning map amendment (rezone) applications must be accompanied by a comprehensive plan amendment application in compliance with subsection (C) of this section. Applications shall include:

- (a) A completed zoning code or zoning map amendment application form;
- (b) Property owners' and agents' names, addresses, and other contact information;
- (c) Reason for the requested change;
- (d) Statement of how the proposed amendment is consistent with comprehensive plan goals and policies;
- (e) For proposed amendments regarding a specific parcel or parcels rather than a zone, district or designated area of the city:
  - (i) Parcel identification number and address of the parcel or parcels;
  - (ii) Mailing labels of all property owners within 300 feet of the parcel or parcels;
  - (iii) A legal description of the subject property; and
  - (iv) Vicinity map;
- (f) A completed environmental checklist; and
- (g) Other relevant information regarding the proposal.

(3) Fees. As may be established by resolution of the city council.

(4) Staff Report. The designated official shall prepare a written report on each amendment pending before the planning commission. The report shall be transmitted to the planning commission and to the applicant before the public hearing. Each report shall contain:

- (a) Any factual findings pertaining to the amendment.
- (b) Any comments from city departments or other agencies with jurisdiction.
- (c) The environmental assessment, SEPA determination and/or final environmental impact statement.
- (d) The designated official's recommendation.

(5) Public Hearing by Planning Commission. The city shall give notice and the planning commission shall hold a public hearing prior to the recommendation for adoption or amendment of any official control to the city council. See GFMC [19.04B.405](#) through [19.04B.460](#) for hearing procedures and rules.

(6) Adoption by City Council. Amendments to the development regulations or other official controls shall be adopted by the city council by ordinance after a public hearing on the planning commission's recommendation.



(C) Comprehensive Plan. This section is intended to provide the method for adopting amendments to the text and official maps of the city's comprehensive plan. Comprehensive plan amendments may include, but are not limited to, policy changes; land use designation changes; level of service standard changes; addition of new analyses; addition of new elements; or other changes that are mandated by state law or determined to be in the interest of the city. GFMC [19.04C.040](#) describes the adopted comprehensive plan.

(1) Initiation of Amendment. Pursuant to the docketing process set forth under subsection (D) of this section, an amendment to the comprehensive plan may be initiated by:

- (a) The city council requesting the planning commission to set the matter for hearing and recommendations;
- (b) The planning commission with the concurrence of the designated official;
- (c) The city designated official;
- (d) One or more property owners directly affected by a proposal through the submittal to the city of an application and fee as set forth in subsections (C)(2) and (C)(3) of this section;
- (e) Citizen advisory committees or organizations through the submittal to the city of an application and fee as set forth in subsections (C)(2) and (C)(3) of this section.

(2) Application Required. Application for a change to the comprehensive plan shall include:

- (a) A completed application form;
- (b) Property owners' and agents' names, addresses, and other contact information;
- (c) Reasons for the requested change;
- (d) Statement of how the proposed amendment is consistent with comprehensive plan goals and policies;
- (e) For proposed amendments regarding a specific parcel or parcels rather than a zone, district or designated area of the city:
  - (i) Parcel identification number and address of the parcel or parcels;
  - (ii) Mailing labels of all property owners within 300 feet of the parcel or parcels;
  - (iii) A legal description of the subject property; and
  - (iv) Vicinity map;
- (f) A completed environmental checklist; and
- (g) Other relevant information regarding the proposal.

(3) Fees. As may be established by resolution of the city council.

(4) Staff Report. The designated official shall prepare a written report on each amendment pending before the planning commission. The report shall be transmitted to the planning commission and to the applicant before the public hearing. Each report shall contain:

- (a) Any factual findings pertaining to the amendment.
- (b) Any comments from city departments or other agencies with jurisdiction.
- (c) The environmental assessment, SEPA determination and/or final environmental impact statement.
- (d) The staff's recommendation.

(5) Public Hearing by Planning Commission. The planning commission shall hold a public hearing prior to the recommendation for adoption or amendment of any comprehensive plan amendment to the city council. See GFMC [19.04B.405](#) through [19.04B.460](#) for hearing procedures and rules.

(6) Adoption by City Council. Amendments to the comprehensive plan shall be adopted by the city council by ordinance after a public hearing on the planning commission's recommendation.

(D) Docket Process. The comprehensive plan shall be amended no more frequently than annually, except that subarea plans may be adopted as amendments at any time. Amendment proposals shall be processed as follows:

- (1) The city shall advertise the comprehensive plan amendment docketing process on September 1st, inviting the public to propose amendments by October 31st. The notice shall also state that the city council shall decide which proposed amendments will be carried forward during the current cycle.

(2) At the close of the proposal period, the submittals shall be reviewed by the planning commission and the proposals recommended for further processing sent to the city council. This list will include proposals submitted by city departments, boards and commissions and other agencies as well as private parties.

(3) The city council shall adopt a resolution directing the designated official to proceed with the selected amendments for the current cycle. Proposed amendments that are eliminated from further consideration may be resubmitted in the next cycle.

(E) [Exceptions to Annual Cycle. Amendments may be considered more frequently than once per cycle for any of the reasons specified in RCW 36.70A.130\(2\)\(b\).](#)

#### **19.04C.065 Home Occupations**

(A) Purpose. The purpose of this section is to provide standards which allow [an individual in a residential of a single-family dwelling](#) to operate a limited activity from their principal residence or permitted accessory structure while achieving the goals of retaining residential character, maintaining property values and preserving environmental quality.

(B) Applicability. ~~Home occupations are permitted in residential zones, and within legal non-conforming residential structures occupied as a primary residence in non-residential zones, provided it complies with the standards outlined in GFMC Chapter 19.04C.065(D). Home occupations are only permitted in the R-2.3, R-9,600, R-7,200, MR, and DT-2,500 zones. Home occupations are conditional in the CBD zone with approved residential uses.~~

(C) Exemptions.

(1) Home-based day care provisions are stated in GFMC [19.06.080](#).

(2) Temporary lodging facilities (lodging house), including bed and breakfast inns and boarding/rooming homes, are exempt from the regulations of this section.

(D) Performance Standards.

(1) Intent. It is the intent of this subsection to provide performance standards for home occupation activities, not to create a specific list of every type of possible home-based business activity. The following performance standards prescribe the conditions under which home occupation activities may be conducted when incidental to a residential use. Activities which exceed these performance standards should refer to this section to determine the appropriate commercial, industrial, civic, or office use category which applies to the activity.

(2) General Provisions. The following general provisions shall apply to all home occupation activities:

(a) The activity is clearly incidental and secondary to the use of the property for residential purposes and shall not change the residential character of the dwelling or neighborhood;

(b) External alteration inconsistent with the residential character of the structure is prohibited;

(c) Use of hazardous materials or equipment must comply with the requirements of the International Building Code and the International Fire Code;

(d) The activity does not create noticeable glare, noise, odor, vibration, smoke, dust or heat at or beyond the property lines;

(e) Use of electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or fluctuations in line voltage at or beyond the property line is prohibited;

(f) Manufacturing shall be limited to the small-scale assembly of already manufactured parts, but does not preclude production of small, individually handcrafted items, furniture or other wood items as long as the activity meets the other standards of this chapter;

(g) Customers/clients are prohibited on the premises prior to 6:30 a.m. and after 7:30 p.m.;

(h) Sales in connection with the activity are limited to merchandise handcrafted on site or items accessory to a service (e.g., hair care products for beauty salon);

(i) In addition to the single-family parking requirements, off-street parking associated with the activity shall include one additional space in accordance with standards set forth in GFMC [19.06.050\(A\)\(3\)\(a\)](#);

(j) Only the resident can perform the activity; nonresident employees are prohibited;

(k) The activity shall be limited to an area less than 500 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less;

(l) One vehicle, up to 10,000 pounds gross vehicle weight, is permitted in connection with the activity;



- (m) The activity shall be performed completely inside the residence, an accessory structure or a combination of the two;
- (n) There shall be no outside display or storage of materials, merchandise, or equipment;
- (o) Approval. A home occupation permit is a Type I permit subject to administrative approval by the city's designated official. See Table 2, GFMC [19.04A.210](#)(D). [Ord. 1020 § 1 (Att. A), 2022.]

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#### **19.04D.010 Purpose.**

The purpose of this chapter is to set forth the criteria, standards and requirements for the review and approval of subdivisions and short subdivisions. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.020 Review and approval criteria.**

(A) Each proposed subdivision or short subdivision shall be reviewed to ensure that:

- (1) The proposal conforms to the goals, policies, criteria and plans set forth in the city of Granite Falls comprehensive plan;
- (2) The proposal conforms to the development standards set forth in this title;
- (3) The proposal conforms to the requirements of this section and those set forth in this chapter and [GPMC 19.06.150](#) and GPMC 19.04A.205 through 19.04A.260;
- (4) The proposed street system conforms to the city of Granite Falls public works standards and specifications and is laid out ~~in a traditional street grid~~ such a manner as to provide for the safe, orderly and efficient circulation of traffic;
- (5) The proposed subdivision or short subdivision will be adequately served at the applicant's cost with city-approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
- (6) The layout of lots, and their size and dimensions, take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography, trees and vegetation will result from development of the lots;
- (7) Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected;
- (8) Safe walk to school procedures, as established by the Granite Falls School District No. 332, have been met;
- (9) Tree preservation requirements have been adequately met.

(B) Lack of compliance with the criteria set forth in subsection (A) of this section shall be grounds for denial of a proposed subdivision or short subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.

(C) No final plat or short subdivision shall be approved unless:

- (1) The final plat or short subdivision is in substantial conformance with the provisions for the preliminary approval, including any conditions imposed as part of the approval.
- (2) The final plat or short subdivision contains a dedication to the city of all common improvements, including but not limited to streets, roads, sewage disposal, water supply systems, and storm drainage and disposal, which were a condition of approval.
- (3) All common improvements required as conditions of approval of the proposed subdivision or short subdivision have been referenced on the final plat or short subdivision.
- (4) City-approved water and sewer facilities shall be available to each lot created by the division of land. Other common utilities, systems, and features designed to serve all lots within the subdivision such as, but not limited to, power, phone service, natural gas, critical area(s) impact mitigation, storm drainage and detention/infiltration systems designed to be used by the entire subdivision, and street illumination systems, all located either within public right-of-way, future public right-of-way, or easements dedicated to the utility(ies), shall also be constructed and installed prior to final approval and available to each lot created by the division of land.
- (5) The final plat or short subdivision is in compliance with the provisions of GPMC 19.07.020, Critical areas regulations, and Chapter 19.12 GPMC, Concurrency and Adequacy.
- (6) Except when a surety bond, a cash deposit or assignment of funds for the construction of certain improvements has been approved pursuant to subsection (C)(7) of this section, all required improvements, public or private, have been constructed or installed in accord with the provisions of this chapter and the requirements of the approved preliminary plat, subject to inspection and approval by the city engineer.
- (7) For subdivisions (long plats), the applicant may be allowed to submit a surety bond, a cash deposit or an assignment of funds acceptable to the city in lieu of actually installing or constructing certain of the required improvements meeting the description in criteria in subsection (C)(7)(a), (C)(7)(b) or (C)(7)(c) of this section and subject to written approval by both the public works director and city engineer. Their decision shall consider all relevant factors including the following criteria:



- (a) Whether only minor items of the required improvements need to be completed such as the final lift of asphalt pavement and/or landscaping; or
- (b) Whether the city and/or other public agency's capital project needs to be completed ahead of the required improvements to allow for logical sequence of construction to prevent damage or disruption to the improvements being made; or
- (c) Whether constructing the required improvements prior to plat approval will create an unnecessary and unusual hardship to the applicant that is not self-created; and
- (d) Whether the need for the surety bond, cash deposit, or assignment of funds is not the result of deliberate actions of the applicant; and
- (e) The extent to which public health, safety, and welfare are not endangered by allowing the plat to be approved without the required improvements being completed, prior to final plat approval.

(D) When the city administrator finds that the final plat or short subdivision is in substantial conformity to the preliminary approval, ~~he or she~~they shall endorse ~~his or her~~their approval on the final plat or short subdivision and shall implement the final approval and recording procedures set forth in Chapter 19.05 GFMC, Subdivisions, Binding Site Plans, and Boundary Line Adjustments, and this title. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.030 Subdivision names.**

No subdivision shall be approved which bears a name using a word which is the same as, similar to or pronounced the same as a word in the name of any other subdivision in the county, except for the words "town," "city," "place," "court," "addition," "acres," "heights," "villa," or similar words, unless the land so divided is contiguous to the subdivision bearing the same name. All plats must continue the block numbers of the plat of the same name last filed. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.040 Lot standards.**

(A) Suitability for Intended Use. All lots shall be suitable for the general purpose for which they are intended to be used. No lot shall be of such size or design as to be detrimental to the health, safety or sanitary needs of the residents of the subdivision or such lot.

(B) Lots shall be created by following the procedures of Chapter [19.05](#) GFMC, Subdivisions, Binding Site Plans, and Boundary Line Adjustments, and this title.

(C) No lot shall be established which is in violation of the Granite Falls Municipal Code.

(D) Lot Shapes. Lot shapes shall be designed to avoid awkward configuration or appendages.

(E) Width – Area – Frontage. Each lot shall have sufficient width, area and frontage to comply with the minimum site requirements as set forth in GFMC [19.06.010](#), Density and dimension.

(F) Depth. Each lot should have an average depth between the front and rear lot lines of not less than one foot depth for each one foot of width.

(G) Front Lot Line. For corner lots, double frontage lots, and single frontage lots, the front lot line shall be the property line(s) separating the lot from a street or vehicle access corridor.

(H) Side Lot Lines. As much as possible, where topography and natural features permit, side lot lines should run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve.

(I) Building Setback Lines. Where watercourses, topography, geology and soils, vegetation, utilities, lot configuration, or other unique circumstances dictate a different building envelope than that set by GFMC [19.06.010](#), Density and dimension, building setback lines may be required to be shown on the final plat or short subdivision map and observed in the development of the lot.

(J) Future Subdivision of Lots. Where the subdivision or short subdivision will result in a lot one-half acre or larger in size which is likely to be further divided in the future, it may be required that the location of lot lines and other details of layout be such that future division may readily be made without violating the requirements of this section and without interfering with orderly extension and connection of adjacent streets. It is intended that the lot lines and other details of future subdivision be advisory only, and shall not be final or binding on the applicant unless he makes further application; however, any restriction of buildings within future street locations may be imposed and may require such restrictions to be set forth on the final plat or short subdivision. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.050 Exception to lot standards.**

(A) Cluster – Zero Lot Line – Townhouse Development. The relaxation of building setbacks, lot size and lot frontage requirements as set forth in GFMC [19.06.010](#), Density and dimension, and GFMC [19.04D.040](#), Lot standards, may be authorized for a subdivision developed in compliance with GFMC [19.06.010](#)(E), General Development Standards. Such authorization shall only occur where the applicant presents a plan whereby the entire subdivision will be designed and developed with provision for proper maintenance of recreation facilities and open space which will be commonly available for

use of the residents of the subdivision and which will be of such benefit to said residents as is equal to that which would be derived from observance of the size and frontage requirements otherwise specified. The relation of said requirements shall not violate the purpose and criteria set forth in GFMC [19.05.005](#), Introduction and purpose, and GFMC [19.04D.020](#), Review and approval criteria, respectively.

(B) Eminent Domain. Parcels smaller than otherwise permitted by the Granite Falls Municipal Code may be created through the action of governmental agencies including the city of Granite Falls by such actions as eminent domain and the splitting of a parcel by dedicated right-of-way. Wherever possible, such parcels shall be merged in title with adjacent lots to create lots in compliance with the Granite Falls Municipal Code.

(C) Substandard Lots. A lot of record created prior to the effective date of the Granite Falls Municipal Code that does not meet the minimum area or dimensional requirements of the land use district in which located shall be considered a conforming lot of record if the following requirements are met: there must be no adjoining lots of record of continuous boundary in the same ownership to which the substandard lot can be merged in title or with which the lot lines can be adjusted to create lots of record which would comply with the Granite Falls Municipal Code.

(D) Lots for Building Pads. In industrial, business and multiple residential zones, lots with boundaries coterminous or nearly so with building walls may be created. The standards that normally would apply to such lots shall apply instead to the project tract of which such lots are a part. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.060 Easements.**

(A) Public easements for the construction and maintenance of utilities and public facilities shall be granted to the city or utility provider to provide and maintain adequate utility service to each lot and adjacent lands. The minimum width of the public easements shall be 15 feet or the minimum necessary as determined by the utility, unless the city determines a smaller or larger width is appropriate based on site conditions. Whenever possible, public easement shall be combined with driveways, pedestrian access ways and other utility easements.

(B) Private easements for the construction and maintenance of utilities within the subdivision or short subdivision shall be granted so that individual lots gain access to public facilities. The widths of the private easements shall be the minimum necessary as determined by the utility, unless the city determines a larger width is appropriate based on the site conditions.

(C) When there is a need to use a stream for stormwater control purposes, public improvement and maintenance easements at least 20 feet wide shall be provided for storm drainage. Larger widths may be required where necessary. When possible, said easements shall be located along the centerlines of such facilities. Public improvement and maintenance easements for creeks and other watercourses shall be provided and shall extend 25 feet in each direction from the waterway centerline or 10 feet from the top of the ordinary high water mark, whichever is greater.

(D) Native growth protection easements (NGPE) shall be granted as deemed appropriate by the city where the preservation of native vegetation benefits the public health, safety and welfare, including control of surface water and erosion, maintenance or slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPE shall impose upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public by the city of Granite Falls, to leave undisturbed all trees and other vegetation within the easement, except that are required for future construction of multipurpose trails and city-approved utilities. The vegetation within the easement may not be cut, pruned, covered by fill, removed, damaged or enhanced without express written permission from the city of Granite Falls.

(E) Easements for utility mains or lines shall prohibit the placement of any building on or over the easement, but shall not preclude landscaping of an appropriate variety as determined by the designated official. The city encourages the use of an easement for more than one utility and pedestrian access provided the designated official finds the multiuse appropriate. Restoration shall be required of the site following any excavation or other disturbance permitted by the easement.

(F) Easements required by this section shall be granted by the terms and conditions of such easements being shown on the final plat or short subdivision or by separate instrument.

(G) Areas used as regional utility corridors shall be contained in tracts separate from the lots, but sharing of tracts among utilities is encouraged. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.065 Legal Lot Status Determination.**

(A) Purpose.

- (1) The purpose of this section is to provide a process and criteria for determining whether a lot, tract, or parcel (parcels) is a lot of record consistent with applicable state and local law, and to provide alternate criteria for determining lot status for a parcel that may not qualify outright as a lot of record.

(B) Applicability and Burden of Proof.

- (1) The standards of this section apply to all requests for lot status determinations or for any applications relating to land development, building permits, property division, boundary line adjustment or any other land use actions when a lot status determination is necessary pursuant to RCW [58.17.210](#).



(2) The applicant shall bear the burden of proving that a parcel of land is a lot of record.

(C) Determination Process.

(1) Lot Status Determinations as Part of a Building Permit or Other Land Use and Development Request.

(i) Lot status determinations involving building permit or other land use and development applications shall submit all materials set forth in subsection (d) of this section, along with the underlying applications, and required application fees.

(ii) Concurrent review with an underlying application shall follow the process for the underlying building permit or land use permit.

(iii) A separate written approval of a lot status determination will not be issued unless requested by the applicant.

(2) Lot Status Determinations Without a Building Permit or Other Land Use and Development Request.

(i) Lot status determinations not involving any other concurrent City reviews shall submit all materials set forth in subsection (d) of this section, a complete Type I application and current fee.

(ii) The lot status determination shall be reviewed for compliance with the criteria in this section.

(iii) The City will issue a written determination of lot status.

(3) If any nonconforming lot is held in common ownership with an adjacent lot or lots and the combined lots have previously functioned as a single lot to support or allow a use or development, then the nonconforming lot is deemed to have been combined with the adjacent lot or lots and may only be used in accordance with this title as a single lot.

(D) Submittal Requirements. The following materials shall be provided by all applicants for a lot status determination:

(1) Complete application (if not a concurrent review);

(2) Written narrative explaining the purpose of the request;

(3) Title report (prepared within 30 days of submittal to the City);

(4) Scaled site plan to include property lines, dimensions, structures, site improvements, easements and utility locations;

(5) Any existing evidence of legal lot status such as:

(i) Prior approved and recorded short subdivision or subdivision approval showing formal lot creation;

(ii) Recorded deeds or contracts describing the lot or lots either individually or as part of a conjunctive legal description (e.g., Lot 1 and Lot 2); or

(iii) Historic tax records or other similar evidence, describing the parcel as an individual lot.

(E) Decision Criteria. The designated official shall determine that a parcel is a legal lot of record when the parcel meets one or more of the following criteria:

(1) The parcel was created through a subdivision or short subdivision in the city after June 17, 1970.

(2) The parcel was created through a subdivision or short subdivision recorded with Snohomish County or approved by Snohomish County prior to annexation and after August 9, 1969.

(3) The parcel was created through a subdivision or short subdivision with written approval by Snohomish County between 1937 and 1969 and has been subsequently developed, sold through deed transfer and meets the requirement of subsection (f)(3) of this section.

(4) The lot was created by a process defined in RCW 58.17.040 RCW.

(F) Alternate Decision Criteria for Determining Lot Status. The designated official shall determine that a parcel is a legal lot of record when the parcel meets one or more of the following criteria:

(1) The parcel was created through territorial platting prior to 1937, was not subsequently developed, altered or improved, and the applicant can demonstrate that the parcel meets the requirement of subsection (f)(3) of this section.

(2) The parcel is a tax parcel created for tax segregation purposes by the County Assessor and the applicant can demonstrate that the parcel meets the requirement of subsection (f)(3) of this section and the following:

(i) The parcel was created by a tax segregation process prior to March 4, 1972; and

(ii) The parcel was defined by metes and bounds legal description or fractional section description and conveyed by notarized deed prior to December 31, 1968; or

(iii) The parcel was conveyed as an individually described parcel to separate, noncontiguous ownerships through a fee simple transfer or purchase.

(3) For consideration for an alternative determination of lot status, the applicant shall demonstrate that:

(i) The parcel substantially meets or can meet current zoning standards per Title 19 including but not limited to access to public utilities, site access, road, sidewalk, stormwater, lot size, setbacks, etc.; and

(ii) The parcel does not adversely impact public health or safety; and

(iii) The parcel does not adversely affect or interfere with the implementation of the Comprehensive Plan.

(iv) For purposes of reviewing the status of preexisting parcels, parcels within 10 percent of lot size standards shall be considered to substantially meet the current standards unless the designated official determines that public health or safety impacts are present.

(G) Prior Determination.

(1) Lots which have been recognized through a previous lot status determination, including approvals from Snohomish County before annexation, or other planning approval in which lot recognition is made, are lots of record. Such parcels shall remain lots of record unless the property owner consolidates or merges the lot with another lot or alters the lot or portions of a lot subject to a court decision. Any such change shall necessitate a new legal lot determination through the processes outlined in this section.

(2) The City shall have the authority to review lots that have been altered through the boundary line agreement process identified in RCW 58.04.007. If the City determines that the limited parameters of RCW 58.04.007 do not apply to a recorded boundary line agreement, the City's determination of lot status shall be based on the recorded boundaries prior to the agreement, unless a boundary line adjustment is approved through the process outlined in Section 19.05.200.

#### **19.05.310 Fee Simple Unit lot subdivisions.**

(A) Purpose. The purpose of this section is to allow subdivision of certain housing types where subdivision is not otherwise possible due to conflicts between characteristics of the development type and applicable dimensional standards. in Chapter 19.06 GFMC. In such cases, the unit lot subdivision process provides opportunities for fee simple ownership of land as an alternative to condominium ownership. The purpose is to also allow for the creation of lots for the individual ownership of these types of housing units while applying only those site development standards applicable to the parent parcel(s) as a whole, established in GFMC Title 19.03 Zoning. Unit lot subdivision applies the dimensional standards to the overall site, the "parent lot," while allowing flexibility in the dimensional standards for the subordinate "unit lots." This section is not intended to permit uses or densities that are not otherwise allowed in the land use designations in which a unit lot subdivision is proposed.

(B) Administrative Deviation from Dimensional Standards. The overall development on the parent lot proposed for subdivision shall maintain consistency with the development standards applicable to the land use designation and the land use type at the time the application is vested, as specified by the applicable code provisions and this section. Subsequent additions or modification to the structure(s) shall not create any nonconformity of the parent lot. Administrative deviation from setback, lot width, lot coverage~~hard surface coverage~~, and lot area standards in Chapter 19.03 GFMC may be approved for individual unit lots through a unit lot subdivision, subject to any limitations in this section. Structures on unit lots and structures divided by unit lots that conform to a recorded unit lot subdivision shall not be considered nonconforming under GFMC 19.06.140.

(C) Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

(D) Unit Lot Subdivision does not allow separate ownership of stacked unit(s). However, a condominium and unit lot subdivision can be combined in cases where a unit lot has stacked units and separate unit ownership is desired.

(E) Unit lot subdivisions and subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.



(~~DF~~) Approval Process. Unit lot subdivisions of nine or fewer lots shall be processed in the same manner as short plats pursuant to the associated permit type in Chapters [19.04A](#) and [19.04B](#) GPMC. Unit lot subdivisions of 10 or more lots shall be processed as plats pursuant to the associated permit types in Chapters [19.04A](#) and [19.04B](#) GPMC.

(~~EG~~) Approval Criteria. In addition to any other standards and approval criteria applicable to a unit lot subdivision proposal, including but not limited to criteria in Chapters [19.03](#), [19.04C](#), and [19.04D](#) GPMC, proposals shall be subject to the following:

(1) Each unit lot shall have individual sewer service, water service, and a power meter specific to that unit.

(2) Private usable open space of at least 400 square feet, exclusive of required parking, shall be provided for each dwelling unit on the same unit lot as the dwelling unit it serves. Such areas shall have a minimum dimension of 15 feet and shall be usable.

(3) Parking shall be calculated and designed for each lot in compliance with Chapter [19.06](#) GPMC, although parking required for a dwelling may be provided on a different lot or tract within the parent lot as long as the right to use that parking is formalized by an easement declared on the plat. Where parking for detached single-family buildings is provided on a different lot or tract, parking allowances for detached single-family residences in Chapter [19.06](#) GPMC, including tandem parking and backing into a street, shall not apply.

(4) Private access drives are allowed to provide access to dwellings and off-street parking areas within a unit lot subdivision. Access, joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open area and other similar features, as recorded with Snohomish County.

(5) Access and utility easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; drainage facilities; underground utilities; common open space (such as common courtyard open space); exterior building facades and roofs; and other similar features, and shall be recorded with the Snohomish County auditor.

(6) Subdivision of common wall or zero lot line development such as townhouses shall provide a five-foot-wide building maintenance easement for external walls, eaves, chimneys, and other architectural features that rest directly on the lot line. The maintenance easement shall be shown on the face of the plat.

~~(7) The final plat shall note all conditions of approval, that unit lots are not buildable lots independent of the overall development, and that additional development of the individual unit lots, including but not limited to reconstruction, remodel, maintenance, and addition, shall comply with conditions of approval and may be limited as a result of the application of development standards to the parent lot or other applicable regulations.~~

(~~8~~) The application for unit lot subdivisions shall include a detailed, scaled site plan with building footprints. Adequate information shall be provided to determine compliance with all applicable criteria.

~~(F) The facts that the unit lot is not a separate buildable lot and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with Snohomish County. [Ord. 1020 § 1 (Att. A), 2022.]~~

(H) Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:

(1) Approval of the design and layout of the development plan was granted by the review of the development, as a whole, on the parent lot (including the subject project file number if applicable);

(2) Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved development plan;

(3) If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved development plan;

(4) The unit lot is not a separate buildable lot and that development of the individual unit lots, including but not limited to reconstruction, remodel, maintenance, and addition, may be limited as a result of the application of development standards to the parent lot, shall be noted on the plat, as recorded with Snohomish County. [Ord. 1020 § 1 (Att. A), 2022.]

### 19.06.010 Density and dimension.

(A) Purpose. The purpose of this chapter is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high-quality development within the city.

(B) Density Standards. All residential density provisions are herein expressed in terms of minimum lot size based on the [density standards](#) adopted in the comprehensive plan.

(1) Density bonuses in accordance with planned residential developments shall be authorized in approvals as described in Chapter [19.05](#) GFMC.

[\(2\) Stormwater features, roads, and critical areas \(exclusive of buffers\), are not included in density calculations.](#)

.....

(E) General Development Standards.

(1) Existing Lot – Single-Family Dwelling Permitted. In any zone that permits a single-family dwelling unit, a single-family dwelling unit and permitted accessory structures may be constructed or enlarged on one lot which cannot satisfy the density requirements of the zone where the lot was legally created prior to the effective date of this regulation. This section shall not waive the requirements for setbacks and height of the zone in which the lot is located.

(2) Combining Lots – Interior Yard Setback Exception. Where two or more lots are used as a building site and where principal buildings cross lot lines, interior yard setbacks shall not be required from those lot lines crossed by the principal building.

(3) Legally Created Lots – Development Permitted Proof.

(a) Development shall be permitted only on legally created lots.

(b) To establish that a lot has been legally created, the applicant must provide one of the following:

(i) A copy of formal plat, short plat, or large lot subdivision approved by Granite Falls separately describing the lot.

(ii) A copy of the boundary line adjustment or lot combination separately describing the lot.

(iii) Documentation that the creation of the lot was exempt from the provisions of the subdivision title.

(iv) A deed, contract of sale, mortgage, recorded survey, or tax segregation that separately describes the lot.

(c) Pipestem (Flag) Lots. Pipestem (flag) lots are allowed in the R-2.3, R-9,600 and R-7,200 zones. Pipestem (flag) lots may be approved subject to the criteria provided in this code.

(d) Bulkheads and Retaining Walls. Any structure constructed and erected between lands of different elevations used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of six feet, provided all applicable site distance requirements are met.

(4) Development Standards for All Pipestem (Flag) Lots. All pipestem (flag) lots, irrespective of when platted, shall meet the following standards, subject to site plan review:

(a) All development of principal residences, accessory dwellings, garages, sheds, and other structures shall be built within the required setbacks.

(b) The “building area” within the setbacks shall be large enough to accommodate a 40-foot-diameter building circle to ensure that the shape of the lot is adequate to support development that results in attractive, usable open spaces.

(c) The perimeter treatment of the lot including the driveway portion may include fencing or landscaping to screen the development from adjacent properties.

(d) The maximum length of a “flag” shall be 200 feet.

(5) Sanitary Sewer Connection. All new developments requiring sanitary sewer facilities must connect to a public sewer system if the system is within 200 feet of the property line. If not within 200 feet, the development must connect at the time that public sewer becomes available to any property served by a private sewage disposal system. This connection must be made within 90 days of sewer availability.

Any existing septic system that fails to meet Snohomish health district standards must be repaired or replaced within 90 days of failure.



(6) Stormwater Drainage and Water Quality. All development shall comply with the Department of Ecology's 2005 Stormwater Management Manual for Western Washington and revisions thereto. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**19.06.020 Landscaping and screening.**

(A) Purpose. The purpose of this section is to establish standards for landscaping and screening, to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, lessen environmental and improve aesthetic impacts of development and to enhance the overall appearance of the city. Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be types and ultimate sizes at maturity that will not impair scenic vistas.

(B) Applicability. The standards set forth in this section shall apply to:

- (1) All uses of land which are subject to site plan or architectural design review;
- (2) The construction or location of any duplex, triplex, or multifamily structure of three-four or more attached dwelling units;
- (3) Any new subdivision or manufactured/mobile home park;
- (4) The construction or expansion of any commercial structure or parking facility;
- (5) The construction or expansion of any industrial structure or parking facility.

(C) Landscape Plan. A plan of the proposed landscaping and screening of projects subject to this section shall be provided as part of the application and shall contain the following:

- (1) Identification of existing trees and tree canopies;
- (2) Identification of S significant trees and vegetation to remain;
- (3) New landscaping – location, species, diameter or size of materials using both botanical and common names. Drawings shall reflect the ultimate size of plant materials;
- (4) Identification of tree protection techniques.
- (5) Alternative Landscaping Plans. The city may authorize modification of the landscape requirements when alternative plans comply with the intent of this chapter and:
  - (a) The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this section; or
  - (b) The alternative plan incorporates the increased retention of significant trees and naturally occurring undergrowth; or
  - (c) The alternative plan incorporates unique, historic or architectural features such as plazas, courts, fountains, trellises, or sculptures.
  - (d) The landscape plan shall be prepared by a professional landscape designer. The applicant must demonstrate expertise in landscape design in order to qualify/prepare landscape plans. This requires the submittal of a resume, and a list of recent project experience.

(D) Preservation of Significant Trees and Vegetation.

- (1) The city of Granite Falls shall assume jurisdiction and implementation of the Class IV Forest Practices Act as defined by the Washington State Department of Natural Resources (DNR).
- ~~(2) All significant trees in required perimeter buffers or required setbacks pursuant to the applicable zoning district shall be retained. Retention of significant trees on the remaining portions of the site is encouraged, especially for conifers.~~
- ~~(3) Significant trees removed from a required perimeter buffer or a required setback pursuant to the applicable zoning district shall be replaced at a ratio of three replacement trees for every significant tree removed. Conifer replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting. The type and species of the replacement trees shall be subject to approval by the designated official.~~
- ~~(4) Significant trees are those which are over 15 inches in diameter measured at a point two feet above the existing ground. (2) Significant trees, which include evergreen and/or deciduous trees, excluding Alders or Cottonwoods, 10~~

inches in diameter or greater measured at a point four and one-half feet above existing grade, shall be retained as follows:

(a) Perimeter landscaped areas that do not constitute a safety hazard shall be retained.

(b) At the discretion of the designated official, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention, including those located within NGPA tracts (specifically along the fringes) or other areas as identified. The arborist shall make a written recommendation to the planning department with regard to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.

(c) To provide the best protection for significant trees or areas of native vegetation designated as landscape buffer during the construction stage, a temporary five-foot-high, orange clearing limits construction fence shall be erected in a line generally corresponding to the dripline of any significant tree to be retained, or five-feet wide around native vegetation to be retained. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation. All such fencing shall be installed and inspected by the community development department prior to commencement of site work.

(d) At the discretion and approval of designated official, where it is not feasible and/or desirable to retain the significant trees, the applicant may propose a planting plan on an alternative site or area, or payment into the city tree fund, that provides effective replacement of the functions and/or value lost through removal of the significant trees.

(e) Significant trees removed shall be replaced at a ratio of one replacement tree for every significant tree removed. The type, species, and location of the replacement trees shall be subject to approval by the designated official. Replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting.

~~(f)(a) The Designated Official may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain.~~

~~(g)(b) The Designated Official may also determine a tree to be significant due to the uniqueness of the species or to protect a wildlife habitat.~~

~~(35) If the grade level adjoining a tree to be retained is altered such that the tree might be endangered, then a dry rock wall or rock well shall be constructed around the tree. The diameter of this wall or well must be approximately the diameter of the "drip line" of the tree.~~

~~(46) Impervious or compactible surfaces within the area defined by the drip line of any tree to be retained may be permitted if a qualified arborist certifies that such activities will not endanger the tree or trees.~~

~~(57) Retention of other existing vegetation that is equal to or better than available nursery stock is strongly encouraged.~~

~~(8) Areas of native vegetation designated as landscape or buffer areas shall be protected by a five-foot-wide no construction zone during construction. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation.~~

#### (E) Requirements for Residential Developments.

(1) Perimeter Areas. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways, ~~and~~ parking and loading areas, or other hard surface coverage shall be landscaped. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the designated official.

#### ~~(2) Street Frontages.~~

~~(a) All street frontages shall include street trees planted no further apart than 30 feet.~~

~~(b) If due to the required location of driveways or utilities or topography prohibits the planting of street trees 30 feet on center then the designated official may approve street trees closer than 30 feet on center or the grouping of trees on site that achieves the same total tree count as would have been achieved with trees 30 feet on center.~~

~~(c) Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the designated official.~~



(F) Requirements for Commercial and Industrial Uses.

(1) Perimeter Areas. ~~See subsection (E)(I) of this section. Perimeter areas not covered with buildings, driveways and parking and loading areas shall be landscaped. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the designated official.~~

(2) Buffer Areas. Where a development subject to these standards is contiguous to a residential zoning district or areas of residential development, then the required perimeter area shall be landscaped the full width of the setback areas as follows:

- (a) A solid screen of evergreen trees or shrubs; or
- (b) A solid screen of evergreen trees and shrubs planted on an earthen berm an average of three feet high; or
- (c) A combination of trees or shrubs and fencing where the amount of fence does not exceed 50 percent of the linear distance of the buffer, planted so that the ground will be covered within three years.

~~(3)(3) Areas without Setbacks. Street Frontages.~~

~~(a) All street frontages shall include street trees planted no further apart than 30 feet.~~

~~(b) If due to the required location of driveways or utilities or topography prohibits the planting of street trees 30 feet on center then the designated official may approve street trees closer than 30 feet on center or the grouping of trees on site that achieves the same total tree count as would have been achieved with trees 30 feet on center.~~

~~(c) Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the designated official.~~

~~(a) In areas where there is no required setback or where buildings are built to the property line, development subject to this chapter shall provide a street tree at an interval of one every 20 feet or planter boxes at the same interval or some combination of trees and boxes, or an alternative.~~

~~(b)~~ Street trees shall be a minimum caliper of two inches and be a species approved by the city and installed to city standards. Planter boxes shall be maintained by the property owners and shall be of a type approved by the city.

(G) Parking Lot Landscaping and Screening. The standards of this section shall apply to all public and private parking lots and parking areas providing spaces for 10 or more cars.

(1) Perimeter Landscaping. In order to soften the visual effects or separate one parking area from another or from other uses, the following standards apply:

(a) Adjacent to a street or road, the minimum width shall be 10 feet wide. On all other perimeters the depth shall be a minimum of five feet. Where parking areas are bordered by more than one street, the landscape strip shall apply to both.

(b) Visual screening through one or any combination of the following methods is required:

(i) Planting of living ground cover as well as shrubs or trees which will form a solid vegetative screen at least three feet in height; or

(ii) A fence or wall at least three feet high combined with low planting or wall-clinging plant materials. Materials should be complementary to building design; or

(iii) Earth mounding or berms having a minimum height of three feet and planted with shrubs and trees.

(c) In order to protect vision clearances, areas around driveways and other access points are not required to comply with the full screening height standards. The specific horizontal distance exempt from this standard shall be 20 feet.

(2) Interior Small Parking Lot Landscaping. All parking lots that contain between 10 parking spaces and 20 parking spaces or are between 3,600 square feet and 6,000 square feet shall contain trees in interior parking landscape areas at intervals no greater than 30 feet in planting beds.

(3) Interior Medium Size Parking Lot Landscaping. All parking lots that contain 20 or more parking spaces or are between 6,000 square feet and 30,000 square feet in area shall have interior parking lot landscaping as follows:

(a) A minimum of five square feet of landscaped area per 100 square feet of vehicle use area, or fraction thereof; and

(b) Interior parking lot landscape areas no more than 50 feet apart.

(4) Interior Large Parking Lot Landscaping. Parking lots larger than 30,000 square feet in area shall have interior parking lot landscaping as follows:

(a) A minimum of seven square feet of landscaped area per 100 square feet of vehicle use area or fraction thereof.

(b) Interior parking lot landscape areas shall be no more than 50 feet apart.

(5) Vehicle Use Area. Vehicle use area shall include driveways.

(6) Minimum Area. The minimum size of individual planting areas shall be 64 square feet in order to provide a proper plant environment.

(7) Trees Required. Interior parking landscaped areas shall contain trees in compliance with the following:

(a) Trees shall only be deciduous trees approved by the designated official.

(b) Trees shall be a minimum of two-inch caliper at the time of planting.

(c) Trees are required at a ratio of at least one per 64 square feet of landscaped area or fraction thereof.

(d) Trees shall have a clear trunk to a height of at least five feet above the ground.

(e) Trees shall be planted no closer than four feet from pavement edges where vehicles overhang planted areas.

(8) Shrubs and Ground Cover. Required landscaped areas remaining after tree planting shall be planted in shrubs and/or ground cover. The distribution of plants shall be adequate to ultimately achieve 75 percent ground coverage within three years after planting. Vegetation utilized in low impact development facilities shall count toward these landscaping requirements as approved by the city.

(9) Vehicle Overhang. Parked vehicles may overhang landscaped areas up to two feet by wheel stops or curbing.

(H) Deviation. The designated official can allow deviations from subsections (D) through (G) of this section to protect public safety, on-site critical areas and associated buffers and to accommodate unique or historical features of the site subject to the same number of trees and amount of landscaping being provided on or adjacent to the site as otherwise would have been provided pursuant to subsections (D) through (G) of this section without a deviation.

(I) Maintenance. Whenever landscaping is required under the provisions of this chapter, the following shall apply: [as per landscape maintenance bond requirement](#):

(1) Shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition during the first three years after installation;

(2) Planting beds shall not be located over impervious surfaces;

(3) All landscaped areas shall be provided with automatic irrigation systems except landscaping on a single-family lot may be irrigated with hose bibs within 75 feet of plantings;

(4) Dead or dying trees or shrubs shall be replaced immediately; and

(5) Planting areas shall be maintained free of noxious weeds and trash on a regular basis. [Ord. 974 § 9, 2019; Ord. 960 § 12 (Exh. K), 2018; Ord. 924 § 2 (Exh. A), 2017; Ord. 915 § 8 (Att. D), 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 17, 2012; Ord. 740 § 1 (Exh. A), 2007.]



#### 19.06.040 Sign regulations.

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

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

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

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

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

- (1) All signage used per site or tenant shall be counted towards the total allowed for the site or tenant maximum unless otherwise exempted.
- (2) Wall Sign Location. No wall sign shall project more than 18 inches from the wall of a building, nor extend above the eave or deck line of the building upon which it is located; except those located upon parapet walls, wherein they may be located above the deck line but not above the height of the parapet wall.

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

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

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

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

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

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

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

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

(v) Number Permitted. One per public entrance.

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

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

(ii) Number Permitted. One per site.

(3) Home Occupation Signs.

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

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

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

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

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

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

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

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

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

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

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

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

(4) [Monument Freestanding](#) Signs.

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

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

(c) Height (Maximum). Shall not exceed [25-12](#) feet in height.

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

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

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

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

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

(3) Single Occupancy Building.

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

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

(4) Multiple Occupancy Building.

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

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

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

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

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

(5) [Monument Freestanding](#) Signs.

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

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



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

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

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

(i) Parcels with more than 400 lineal feet of street frontage shall be granted one additional [monument freestanding](#) sign; provided, that they are located more than 200 lineal feet apart as measured by a straight line for a total of no more than two per site.

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

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

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

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

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

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

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

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

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

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

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

(8) [Monument Freestanding](#) Signs.

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

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

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

(d) Height (Maximum). Shall not exceed [25-12](#) feet in height.

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

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

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

(10) Location.

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

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

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

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

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

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

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

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

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

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

(e) Location. Shall meet the following requirements:

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

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

(iii) Portable signs in the central business district may be located on the public sidewalk directly in front of the sponsoring business; provided in a manner they not impede pedestrian movement. Additionally, the location requirements codified at subsection (H)(1)(e) of this section and the permit requirements found in subsection (H)(1)(e)(viii) of this section must be satisfied.

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

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

(vi) Illumination. Not permitted.

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

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

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

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

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

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

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

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

(f) Additional Permit Requirements. When deemed necessary due to safety concerns, those projecting signs located in the central business zoning district, over the public right-of-way, shall require the applicant to provide the city with a letter of indemnification appropriate to the city attorney, holding the city harmless for loss or injury resulting from the sign.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(6) Banner Signs.

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



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

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

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

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

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

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

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

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

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

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

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

(c) Maintenance. Must be well maintained.

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

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

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

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

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

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

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

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

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

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

(ii) Motor vehicle service stations and convenience stores with gas pumps may utilize up to 20 square feet of the permitted surface area of a [freestanding monument](#) sign for changeable prices of motor fuel only. The price

display may be electronic as long as it meets the requirements of this section and does not create a traffic safety issue by glare or include blinking lights.

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

(e) Location.

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

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

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

(g) Electronic Sign Display.

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

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

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

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

(h) Number Permitted.

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

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

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

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

(l) Temporary Signs.

(1) Sale/Rental/Lease Signs.

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

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

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

(iii) Illumination. Not permitted.

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

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

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

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

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

(iii) Illumination. Not permitted.

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

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

(c) Off-Premises Directional. Off-premises directional signs for the announcement and direction to residential real estate open houses and garage/yard sales in the residential zoning districts and residential uses in the public open space and limited open space zoning districts shall be permitted according to the following requirements:

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

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

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

(iv) Illumination. Not permitted.

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

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

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

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

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

(b) Illumination. Not permitted.

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

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

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

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

(b) Illumination. Not permitted.

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

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

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



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

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

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

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

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

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

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

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

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

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

(1) Political Signs.

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

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

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

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

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

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

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

(v) Removal of Signs in Disrepair. The city may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over or in any other state in which its message has ceased to be readable or legible.

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

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

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

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

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

(7) Signs required by law.

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

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

(10) The flag of governmental and public institutions.

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

(12) Legal notices and official instruments.

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

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

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

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

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

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

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

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

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

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

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

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

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

(7) Portable reader board signs including trailer signs.

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

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

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

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

(12) Holographic display signs.

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

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

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

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

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

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

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

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

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

(P) Permits and Fees.

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

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

(a) Identify and describe the sign being permitted.

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

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

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

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

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

(Q) Construction, Inspection, Maintenance and Safety.



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

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

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

(4) Maintenance/Safety. The city's designated official or designee may order the removal of any sign on private property that is not maintained in a safe and orderly condition. The order for removal or maintenance of any sign shall be sent by the designated official or designee to the owner of the sign or property owner. The notice shall be sent by certified mail, return receipt requested. If the action requested in the order is not taken within the specified time period, the designated official or designee may direct the sign to be removed from the premises. The owner of the sign or the property shall be charged an amount equal to the city's cost for removal of the sign, but in no event shall the fee be less than \$100.00.

(R) Administration and Enforcement.

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

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

19.06.050 Loading area and off-street parking requirements.

(A) Purpose. The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles.

(1) Required Automobile Parking Spaces. Off-street parking spaces shall be provided as an accessory use in accordance with the requirements of this section at the time any building or structure is erected, enlarged, or expanded.

(2) Size and Access. Each off-street parking space shall have an area of not less than ~~462~~160 square feet exclusive of access drives or aisles and a width of not less than ~~nine~~eight feet. There shall be adequate provision for ingress and egress from each parking space at all times.

(3) Location. Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

- (a) For a single-family dwelling or multifamily dwelling, the parking facilities shall be located on the same lot or building site as the building they are required to serve.
- (b) For churches, hospitals, large group homes, institutions, rooming and lodging houses, nursing and convalescent homes, community clubs, and clubrooms, parking facilities shall be located not farther than 150 feet from the facility.
- (c) For uses other than those specified, parking facilities shall be located not farther than 300 feet from the facility.

(4) Unit of Measurement. In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 18 inches of width or 80 square feet of open area of such seating facilities should be counted as one seat for the purpose of determining requirements of off-street parking facilities under this title.

(5) Expansions or Enlargements. Where any structure is enlarged or expanded, off-street parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of subsection (A)(8) of this section. Nothing in this title shall be construed to require off-street parking spaces for the portion of said building or structure existing at the effective date of the ordinance codified in this title. A change in use in an existing structure shall require additional off-street parking spaces as set forth in subsection (A)(8) of this section.

~~(6) Exemptions. The expansion or enlargement of an existing building (a building that received a certificate of occupancy at least three years prior to the permit application for expansion) for the addition of residential units, shall not require additional parking stalls.~~

- ~~a. The expansion or enlargement of an existing building (a building that received a certificate of occupancy at least three years prior to the permit application for expansion) for the addition of residential units, shall not require additional parking stalls.~~
- ~~b. Existing Uses in Central Business District. Existing businesses and uses in the Central Business District (CBD) zone that were lawfully established prior to [effective date of this ordinance] are not required to provide off-street parking. However, any expansion, change of use, or redevelopment that increases parking demand as calculated under Table 1 shall provide parking for the incremental increase in demand, unless otherwise exempted under this subsection (6).~~

(7) Mixed Occupancies. In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereafter specified in subsection (A)(8) of this section for joint use.

(8) Uses Not Specified. In the case of a use not specifically mentioned in subsection (A)(8) of this section, the requirements for off-street parking facilities shall be determined by the designated official. Such determination shall be based upon the requirements for the most comparable use specified in subsection (A)(8) of this section or on a parking study of three or more of the same use located in communities within the Puget Sound region.

(9) Parking Spaces Required for Particular Uses. The minimum number of off-street parking spaces required for residential and nonresidential uses shall be as set forth in the following table:

Table 1 – Parking Spaces Required

| Use                                    | Parking Spaces Required                                                                                                                                      |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <del>2.</del> Accessory Dwelling Units | <del>1 off-street space per ADU on lots up to 6,000 square feet in size.<br/>2 off-street spaces per ADU on lots 6,000 square feet or greater in size.</del> |

Table 1 – Parking Spaces Required

| Use                                                                                                                                                                  | Parking Spaces Required                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <del>1213.</del> Large group home,<br><del>institution</del> Adult family home                                                                                       | 1 for each 2 beds.                                                                                                                                                                                                                                           |
| <del>56.</del> Banks and financial services, savings and loan associations, business or professional offices                                                         | 1 for each 400 square feet of gross floor area.                                                                                                                                                                                                              |
| <del>67.</del> Bowling alleysBed and breakfast                                                                                                                       | <del>4 for each alley.</del> 1 for each bedroom and 2 per facility                                                                                                                                                                                           |
| <del>1415.</del> Lodging and rooming houseBoarding house                                                                                                             | <del>1</del> 0.25 for each sleeping room.                                                                                                                                                                                                                    |
| <del>78.</del> Churches                                                                                                                                              | 1 for each 5 seats in the principal place of assembly for worship, including balconies and choir lofts.                                                                                                                                                      |
| <del>2527.</del> Commercial retail                                                                                                                                   | 1 for each 300 square feet.                                                                                                                                                                                                                                  |
| <del>89.</del> Dance halls, skating rinks, youth cabaretsCongregate care facility/retirement center                                                                  | <del>1 for each 25 square feet of skating or dancing area, plus 1 per 40 square feet of all other building area.</del> One-half space per dwelling unit and one space per employee based on the maximum potential number of employees during a single shift. |
| <del>45.</del> Day care center, commercial                                                                                                                           | 1 for each employee, plus 1 for every 10 children or adults.                                                                                                                                                                                                 |
| <del>910.</del> Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs                              | 1 for each 200 square feet of gross floor area.                                                                                                                                                                                                              |
| <del>33.</del> Family Day-day care center, home-based                                                                                                                | 1 for each employee, plus 1 additional, not including required residential spaces.                                                                                                                                                                           |
| <del>1112.</del> Hospitals                                                                                                                                           | 1 for each 2 beds.                                                                                                                                                                                                                                           |
| Indoor recreational facilities                                                                                                                                       | 1 for every 3 people that the facility is designed to accommodate when fully utilized.                                                                                                                                                                       |
| <del>1314.</del> Libraries and museums                                                                                                                               | 1 for each 250 square feet of floor area open to the public.                                                                                                                                                                                                 |
| <del>1516.</del> Light Manufacturing-uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops | 1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater.                                                                                                                                                 |
| <del>1617.</del> Medical or dental clinics                                                                                                                           | 5 for each physician or dentist or 1 per 200 square feet of floor area, whichever is greater.                                                                                                                                                                |
| <del>1718.</del> Motels, hotels                                                                                                                                      | 1 for each unit.                                                                                                                                                                                                                                             |
| <del>1819.</del> Motor vehicle or machinery sales, wholesale stores, furniture stores                                                                                | 1 for each 400 square feet of gross floor area.                                                                                                                                                                                                              |



Table 1 – Parking Spaces Required

| Use                                                                                                             | Parking Spaces Required                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <del>2. All multifamily</del><br>Multifamily uses in the central business district (CBD)                        | 1 off-street space per unit.                                                                                              |
| <del>2019.</del> Offices providing on-site customer service                                                     | 1 for each 200 square feet.                                                                                               |
| <del>2021.</del> Offices not providing on-site customer service                                                 | 1 for each 500 square feet.                                                                                               |
| <del>1. All Residential</del><br>dwelling units (R-2.3, R-9,600, R-7,200, DT-2,500, MR)                         | 2 off-street spaces per unit.                                                                                             |
| <del>1011. Fraternity, sorority or group student house</del><br>Social or civic organization facility           | 1 for each <del>3 sleeping rooms or 1 for each 6 beds, whichever is greater.</del> 250 square feet.                       |
| <del>2122. Offices, taverns, cocktail lounges (if less than 4,000 square feet)</del><br>Taverns and bars        | 1 for each 150 square feet of floor area.                                                                                 |
| <del>2223. Offices, taverns, cocktail lounges (if more than 4,000 square feet)</del><br>Vehicle services, minor | <del>20 spaces plus 1 space per 100 square feet.</del> 2.5 for retail or office space plus 3 per service bay.             |
| <del>24. Vehicle services, major</del>                                                                          | 2.5 for retail or office space plus 2 per service bay                                                                     |
| <del>2426. Mini-storage</del><br>Vehicle storage, small or large                                                | <del>3 spaces plus 1 for each 10 storage units.</del> 2 for office space plus 3 for storage yard.                         |
| Warehousing                                                                                                     | 1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater. <sup>1</sup> |

<sup>1</sup> May be reduced upon submittal of a parking demand study prepared by a qualified professional demonstrating that a lesser amount of parking will adequately serve the proposed use.

(9) Required Loading Areas.

- (a) In any commercial and manufacturing zones, and for any institutional use in whatever zone it may be located, every building or portion of building hereafter erected or structurally altered to provide additional floor space shall be provided with a minimum of one off-street or off-alley loading space for each 10,000 square feet of usable floor space within the building, which usable floor space is intended to be used for or is used for merchandising, manufacturing, warehousing, or processing purposes. If the building contains less than 10,000 square feet of usable floor space, the requirement for an off-street or off-alley loading space may be waived by the building inspector.
- (b) If the building contains more than 24,000 square feet of floor space so used, then there shall be one additional loading space provided for each additional 24,000 square feet of floor space.
- (c) Each loading space shall measure not less than 30 feet by 12 feet, shall have an unobstructed height of 14 feet, shall be made permanently available for such purpose, and shall be surfaced, improved, and maintained. Such facilities shall be so located that trucks using the same shall not encroach upon or interfere with areas reserved for off-street parking nor project into any public right-of-way and shall be adjacent to the building to be served thereby. If the site upon which such loading space or spaces are to be located abuts upon an alley, such loading space or spaces shall be off-alley. If the loading space is incorporated within a building, then, as to location, the requirements of this section shall not apply.

(d) Any floor area provided by additions to or structural alterations to a building shall be provided with loading space or spaces as set forth herein whether or not loading spaces have been provided for the original floor space.

(10) Alley Access to Parking. The alleys located in the four-block area bordered by Stanley Street, Wabash Avenue, Union Street, and Cascade Avenue may be used to access off-street parking for customers. All other alleys in the city may be used to access off-street parking for employees and residents only. Access to customer off-street parking outside of the downtown parking area illustrated in Figure 3 in GFMC 19.06.060 shall be from a public street and not an alley.

(11) Tandem Parking. Tandem parking spaces only count as one parking space when calculating the number of parking spaces required under subsection (A)(8) of this section. [Ord. 994 § 5, 2020; Ord. 960 § 13 (Exh. L), 2018; Ord. 937 § 22 (Exh. U), 2017; Ord. 924 § 2 (Exh. A), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 12 (Att. C), 2014; Ord. 862 § 48, 2013; Ord. 740 § 1 (Exh. A), 2007.]

19.06.090 Accessory dwelling units.

(A) Purpose. Accessory dwelling units (ADUs) are intended to increase the supply of affordable and independent housing for a variety of households, increase home and personal security, provide supplemental earnings for people with limited incomes, and increase residential densities. This should occur by utilizing the existing infrastructure and community resources while protecting the existing character of single-family neighborhoods.

(B) Procedures. Any owner/occupant seeking to establish an ADU shall apply for approval in accordance with the following:

(1) Application. The owner/occupant shall apply for a building permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.

~~(2) Affidavit. An affidavit affirming that the owner will occupy the principal dwelling or the ADU and agreeing to all the general requirements as provided in this title is required.~~

~~(a) An ADU shall be converted to another permitted use or shall be removed if one of the two dwelling units is not owner-occupied.~~

(C) General Requirements. ~~On each lot developed with a single-family residence, accessory dwelling units may be constructed subject to the standards set forth in Table 1 below. An accessory dwelling unit may not be located on a lot on which a temporary dwelling, is located. The creation of an ADU shall be subject to the following general requirements:~~

~~(1) Number. One Two ADUs shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure.~~

Table 1

|                                                           |                                                                                                                                                       |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Number of accessory dwelling units allowed per lot</u> | <u>Two</u>                                                                                                                                            |
| <u>Maximum size per accessory dwelling unit</u>           | <u>1,000 SF gross floor area</u>                                                                                                                      |
| <u>Minimum size per accessory dwelling unit</u>           | <u>200 Square Feet</u>                                                                                                                                |
| <u>Maximum bedrooms per accessory dwelling unit</u>       | <u>Two</u>                                                                                                                                            |
| <u>Front setback</u>                                      | <u>See GFMC 19.06 for standard lots and GFMC 19.05.300(I)(6) for PRD lots.</u>                                                                        |
| <u>Side setback</u>                                       | <u>As allowed by the underlying zone (see GFMC 19.06) for standard lots, and GFMC 19.05.300(I)(6) for PRD lots.</u>                                   |
| <u>Side street setback</u>                                | <u>As allowed by the underlying zone (see GFMC 19.06) for standard lots, GFMC 19.05.300(I)(6) for PRD lots.</u>                                       |
| <u>Rear yard setback</u>                                  | <u>15 feet; provided, that the rear yard setback may be reduced to 10 feet for one-story structures, or less for structures adjacent to an alley.</u> |

|                                    |                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>On-lot structure separation</u> | <u>A minimum of five feet of separation is required between structures; provided, that this separation may be reduced if:</u><br><br><u>Adequate fire rating is provided between structures per the International Building Code.</u>                                                                                                 |
| <u>Hard Surface coverage</u>       | <u>See GFMC 19.03 for standard lots and GFMC 19.05.300(I)(6) for PRD lots.</u>                                                                                                                                                                                                                                                       |
| <u>Height</u>                      | <u>Shall not be greater than the principal dwelling's building height, or as prescribed by GFMC 19.03, whichever is less.</u>                                                                                                                                                                                                        |
| <u>Parking</u>                     | <u>One (1) off-street parking space is required for each ADU on lots smaller than 6,000 square feet in size. For ADUs on lots of 6,000 square feet or greater, two (2) off-street parking spaces are required. Off- street parking spaces for ADUs shall be in addition to that which is required for the primary dwelling unit.</u> |

~~(21)~~ Type of Unit.

An ADU shall be permitted as a second dwelling unit attached to, detached, or a combination of both, from the principal dwelling.

(a) "Attached ADU" means a structure that is attached by a common wall to the primary dwelling unit.

(i) The common wall must be shared for at least 50 percent of the length of the side of the principal dwelling.

(ii) A breezeway is not considered a common wall.

~~(b)~~ A detached ADU may be any dwelling permitted in the applicable land use classification.

~~(c)~~ A mobile home, recreational vehicle, camper, or vehicle shall not be used as an ADU.

(d) ADUs shall not be used as short-term rentals

(e) In addition to the conditions that may be imposed by the designated official pursuant to this title, all accessory dwelling units shall also be subject to the following provisions:

(i) The use of an accessory dwelling unit shall be discontinued if:

1. The accessory dwelling unit is substantially altered such that it no longer conforms with the plans approved by the designated official and the building official; or

2. The subject lot fails to maintain the required number of off-street parking spaces outlined in GFMC 19.06.050

(ii) In the event the deficiencies identified in subsection 1(e)(i)(1) and (2) above, are corrected to the satisfaction of the designated official, the designated official may authorize the use to be reestablished.

~~(3)~~ Size. An ADU shall be no greater than 1,000 square feet.

~~(4)~~ Design. An ADU shall be designed to maintain the appearance of the principal dwelling as a single-family residence.

~~(a) The entrance to an attached ADU not be directed towards any front yard unless utilizing an existing doorway.~~

~~(b) Detached ADUs shall be no closer to the front lot line than the front face of the principal dwelling. This provision shall not apply to waterfront lots regulated pursuant to the city shoreline management program.~~

~~(c) New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side or rear yard setback. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.~~

~~(d) — If an ADU is created by constructing a new detached structure on a single-family lot, the building height of the ADU shall not be greater than the principal dwelling's building height or 25 feet, whichever is less.~~

~~(e) If an ADU is created by constructing a new detached structure on a multifamily lot, the building height of the ADU shall not be greater than the principal dwelling's building height, or 33 feet, whichever is less.~~

~~(f)~~ (23) An ADU may be created by adding on to or converting an existing detached structure, even if the existing structure is non-conforming to required setbacks or hard surface coverage as long as other applicable codes and



requirements are met, such as for fire and safety, and as long as any existing non-conforming components of the existing structure are not expanded upon.

(g) An ADU shall have similar facade, roof pitch and siding to the principal dwelling unit.

(5) Parking. One (1) off-street parking space is required for each ADU on lots smaller than 6,000 square feet in size. For ADUs on lots of 6,000 square feet or greater, two (2) off-street parking spaces are required. Off-street parking spaces for ADUs shall be in addition to that which is required for the primary dwelling unit.

(64) Approval. Approval of an ADU is a Type 1 permit subject to administrative approval by the city's designated official. See Table 19.04A-I, GPMC 19.04A.210. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

(D) Impact Fees. Impact fees are set forth in the fee schedule in a manner consistent with RCW 36.70A.681(1)(a): The city may not assess impact fees on the construction of accessory dwelling units that are greater than fifty percent (50%) of the impact fees that would be imposed on the principal unit, or as otherwise amended.

#### **19.06.135 Storage of recreational vehicles.**

(A) Recreational Vehicles may be parked on a residential property, but shall be kept in a carport or garage, or in a driveway. The Recreational Vehicle must be parked on an asphalt, concrete or other similar surface material that will provide equivalent protection against potholes, erosion, and dust and the parking pad shall be sized to accommodate the dimensions of the RV. RVs may be parked on an existing gravel pad that is an adequate size to accommodate the dimensions of the RV.

(B) If such vehicles are located within the front or side yard setback of the principal building and/or accessory building, they must be stored on an approved driveway.

#### **19.06.150 Public works construction standards.**

(A) Purpose and Intent. Except as otherwise provided for in this chapter, any construction, alteration or repair of any facility located in the public right-of-way or public easement shall comply with the Granite Falls public works standards. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

## **Chapter 21.06**

### **PARK AND RECREATION FACILITIES IMPACT FEE AND MITIGATION PROGRAM**

#### **21.06.010 Authority and purpose.**

(A) This section is enacted pursuant to the city's police powers, Chapters [43.21C](#), [58.17](#) and [82.02](#) RCW. The purpose of this chapter is to:

- (1) Maintain a program for financing park and recreation facilities capital improvements necessitated in whole or in part by development within the city consistent with the goals and policies of the comprehensive plan;
- (2) Ensure adequate levels of service within the city;
- (3) Establish means to charge and collect impact fees to ensure that all new development bears its proportionate share of the capital costs of off-site facilities reasonably necessary to accommodate the growth and maintain adopted level of service standards;
- (4) Ensure that the city pays its fair share of the capital cost of park and recreation facilities necessitated by public uses unrelated to new growth; and
- (5) Ensure fair collection and administration of park and recreation facilities impact fees.

(B) The provisions of this chapter shall be liberally construed to effectively carry out its purpose in the interests of public health, safety and welfare. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.020 Applicability.**

(A) The requirements of this chapter shall apply to all development regulated by the GFMC unless otherwise exempted.

(B) Mitigation of impacts on parks located in jurisdictions outside the city will be required when:

- (1) The other affected jurisdiction has reviewed the development's impact(s) under its adopted impact fee regulations and has recommended to the city that there be a requirement to mitigate the impact; and
- (2) There is an interlocal agreement between the city and the affected jurisdiction specifically addressing impact analysis and mitigation.

(C) The following are exempted from impact fees:

- (1) Alteration, expansion, reconstruction, or replacement of existing single-family or multifamily dwelling units that does not result in additional dwelling units.
- (2) Accessory dwelling units.
- (3) Development which has impact mitigation provided through environmental review under the State Environmental Policy Act.
- (4) Development for which park impacts have been mitigated by the payment of, or promise or obligation to pay, fees, dedicate land, or construct or improve park facilities as part of a permit approval process granted prior to the effective date of the ordinance codified in this chapter unless the terms of the agreement expressly provide otherwise. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.030 Geographic scope.**

The boundaries within which park and recreation facilities impact fees shall be charged and collected are the same as the corporate city limits. All unincorporated areas annexed to the city on and after the effective date hereof shall be subject to the provisions of this chapter. After the adoption of interlocal agreements with other local, regional or state jurisdictions, the geographic boundaries may be expanded accordingly. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.040 Imposition of impact fees.**

(A) Impact fees may be required pursuant to the fee schedule adopted through the process described herein, or mitigation may be provided through other means such as the purchase, installation and/or improvement of park and recreation facilities; or the dedication of land for park and recreation purposes.

(B) Impact fees shall:

- (1) Only be imposed for park needs that are reasonably related to the impacts of development;
- (2) Not exceed the proportionate share of the costs of park and recreation facilities that will reasonably benefit the new development;
- (3) Be used for park and recreation facilities that will reasonably benefit the new development;

- (4) Not be used to correct existing deficiencies;
- (5) Not be imposed to mitigate impacts or meet facility needs that are being addressed through other laws or programs;
- (6) Not be collected for improvements to other jurisdictions’ park and recreation facilities unless the city and the affected other jurisdiction have an interlocal agreement;
- (7) Not be collected for projects vested prior to the adoption date hereof unless changes or modifications to the development proposal require an amendment to the previous city approval and result in greater impacts than previously addressed by the vested approval;
- (8) Be collected only once for each development, unless changes or modifications to the development proposal require an amendment to the previous city approval and result in greater impacts than previously addressed by the vested approval;
- (9) Be collected for system improvement costs previously incurred by the city, to the extent that said improvements are intended to serve new development and that additional fees shall not be collected for system deficiencies; and
- (10) Be only collected on residential developments for park and recreation facilities impact mitigation. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.050 Approval of development.**

Approvals and permits granted by the city shall include findings and conclusions pertaining to impact mitigation fees consistent with this chapter. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.060 Fee schedules and establishment of service area.**

- (A) Impact fees shall be established by city council ordinance no more frequently than annually.
- (B) The entire city within the corporate limits is the service area. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.070 Calculation of impact fees.**

(A) Park impact fees are based on the level of service standards for parks and recreation facilities established in the comprehensive plan.

- (1) It is the city’s intent to maintain the ratio of park land to population established in the comprehensive plan land use element. Dedication of land and facilities for public parks and recreation facilities is the preferred method for mitigating impacts on such facilities caused by the development of new households.
- (2) When creation of a new household (in the form of a subdivision, short plat, planned residential development (PRD), manufactured housing park, or residential building permit on a lot for which a parks impact fee has not been collected) is proposed, the city shall require dedication of land necessary to meet the park land to population ratio level of service standards for parks and recreation facilities. In the event that land dedication is determined by the city to be unfeasible, a mitigation fee in accordance with Table 2 shall be assessed. The amount of land to be dedicated for each dwelling unit shall be as shown in Table 1.

**Table 1**

**Parks Land Dedication Formula**

|                                                                             |
|-----------------------------------------------------------------------------|
| Park land area per household: 2 x 43,560/400 = 220 square feet/HH (rounded) |
| Given the following variables:                                              |
| a) Comprehensive plan park land to population ratio = two acres per 1,000   |
| b) Average household size = 2.6 persons per household                       |
| c) Households per 1,000 = 1,000/2.6 = 385                                   |

- (B) The fee value of land to be dedicated may be determined by either of the following methods:
  - (1) The applicant may provide a fair market appraisal of the improved property value. The appraisal shall be prepared by a member of the Appraisal Institute (MAI).
  - (2) The city may calculate the average improved land value using Snohomish County assessor’s data for all new dwelling units constructed in the previous calendar year.



(C) Park impact fee (PIF) assessments in lieu of land dedication shall be collected based on Table 2 and specified by city council resolution.

Table 2  
Parks Impact Fee Formula

|                                                                                                                                                             |                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Given the following variables:                                                                                                                              |                                                                                                                                                                                                                                                                                       |
| A                                                                                                                                                           | Adjustment in accordance with RCW <a href="#">82.02.050</a> and <a href="#">82.02.060</a> to provide a balance between impact fees and other sources of public funds to meet park and recreation facilities capital facility's needs. This adjustment is 50 percent, so that A = 0.5. |
| HS                                                                                                                                                          | Average household size of 2.6 persons.                                                                                                                                                                                                                                                |
| PLOS                                                                                                                                                        | Adopted park land level of service standard of two acres per 1,000 population.                                                                                                                                                                                                        |
| PLR                                                                                                                                                         | Proportionate land requirement per new household (0.0052) acre calculated as $PLOS \div 1,000 \times HS$ .                                                                                                                                                                            |
| PV                                                                                                                                                          | Park land value of \$10,000 per acre and park improvement value of \$70,000 per acre.                                                                                                                                                                                                 |
| TLOS                                                                                                                                                        | Adopted trails level of service standard of one mile per 1,000 population.                                                                                                                                                                                                            |
| TV                                                                                                                                                          | Trails land and improvement value of \$30,000 per mile.                                                                                                                                                                                                                               |
| PTR                                                                                                                                                         | Proportionate trail requirement per new household (0.0026) calculated as $TLOS \div 1,000 \times HS$ .                                                                                                                                                                                |
| Therefore: $PIF = A \times [(PLR \times PV) + (PTR \times TV)]$                                                                                             |                                                                                                                                                                                                                                                                                       |
| $PIF = 0.5 \times [0.0052 \times \$80,000 + 0.0026 \times \$30,000] = \$247.00$ per new household (unless amended by city council resolution <sup>1</sup> ) |                                                                                                                                                                                                                                                                                       |

<sup>1</sup> City council fee resolution No. 2015-02 sets the current park impact fee at \$230.00 per new household.

**21.06.080 Impact fee account funds established.**

(A) Park Impact Fee Fund. There is hereby created and established a special purpose park and recreation facilities impact fee fund to receive park impact fees. All park impact fees and investment income received pursuant to this chapter shall be deposited into the park impact fee fund.

(B) Procedures. Procedures for administration of the funds shall be established by the designated official. Expenditures from these funds shall be made in accordance with the city's normal budget procedures. Annually, the city shall prepare a report on each impact fee account showing the source and amount of all monies collected, interest earned, and capital or system improvements that were financed in whole or in part by impact fees. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.090 Use of funds.**

(A) Impact fees shall be used for park and recreation facility improvements that will reasonably benefit the new development; shall not be imposed to make up for deficiencies in the park facilities serving existing developments; and shall not be used for maintenance or operation.

(B) Impact fees may be spent for improvements, including, but not limited to, facility planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, grant matching funds and administrative expenses, applicable impact fees or mitigation costs, capital equipment pertaining to park and recreation facilities, and any other expenses which can be capitalized and are consistent with the comprehensive plan.

(1) Impact fees may also be used to recoup park and recreation facility improvement costs previously incurred to the extent that new growth and development will be served by the previously constructed improvements or incurred costs.

(2) In the event that bonds or similar debt instruments are or have been issued for the construction of park facility or system improvements for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this chapter and are used to serve the new development. Capital facilities plans using impact fees for the purpose of assisting in the provision of capital facilities or facility systems must clearly differentiate between funds used for new improvement and those funds used to correct existing deficiencies. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.100 Assessment and collection.**

(A) Fee Determination. For all development activity subject to this chapter, the city shall determine the total impact fee at the time of application for a building permit or for installation of a mobile/manufactured home, based on the parks, recreation

and open space element of the Granite Falls comprehensive plan and the resulting fee schedule in effect at the time of the application adopted by resolution.

(B) Collection Time. Collection shall occur prior to the time of building permit issuance. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.110 Adjustments – Independent calculations.**

(A) A fee payer may request an adjustment to the impact fees set forth in this chapter by preparing and submitting to the city an independent fee calculation for the development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made.

(1) If the city agrees with the independent fee calculation, a written agreement shall be transmitted to the fee payer for recording.

(2) If the city does not agree with the independent fee proposal, the fee payer may request a third party review. The third party reviewer will be selected by the city.

(a) The fee payer shall pay the third party reviewer for services and the city for analysis of the independent fee calculation.

(b) While there is a presumption that the calculations set forth in the parks, recreation and open space element of the comprehensive plan are valid, the third party reviewer shall consider the documentation submitted by a fee payer and the analysis prepared by the city.

(c) The third party review may result in the city acceptance, rejection, or revision of the independent fee calculation after consideration of documentation submitted in support of or in opposition to the independent fee calculation, the specific characteristics of the development, principles of fairness, and/or other relevant information. The fees or alternative fees and the calculations shall be set forth in writing and shall be mailed to the fee payer.

(B) Determinations made pursuant to this section may be appealed to the hearing examiner subject to the procedures set forth in the UDC. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.120 Credits.**

(A) The fee payer shall be entitled to a credit against the applicable impact fee component for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the fee payer, to facilities that are identified in the parks, recreation and open space element of the comprehensive plan and that are required by the city as a condition of approving the development activity.

(B) The amount of the credit shall be the higher of either the value of the land or improvements established in the adopted comprehensive parks, recreation and open space element or by an appraisal conducted by an independent professional appraiser mutually agreeable to the city and the fee payer. Either the fee payer or the city may request an appraisal, in which event the cost of the appraisal shall be borne by the requesting party. Determinations made pursuant to this section may be appealed to the hearing examiner subject to the procedures set forth in the UDC.

(C) After the effective date of the ordinance codified in this chapter, whenever a development is granted approval subject to a condition that the developer provide capital facilities and utilities park, open space, or linear trail park facilities that are identified in the comprehensive plan parks, recreation and open space element, or whenever the developer has agreed, pursuant to the terms of a voluntary agreement with the city, to provide land for parks, open space, or linear trails that are identified in the comprehensive plan capital facilities and utilities parks, recreation and open space element, or make improvements to existing facilities, the developer shall be entitled to a credit for the value of the land or actual costs of capital facility construction against the fee that would be chargeable under the formula provided by this chapter. The land value or costs of construction shall be determined pursuant to subsection (B) of this section.

(D) When a subdivision or other type of development is conditioned upon the dedication of land, or purchase, installation or improvement of park or recreation facility, a final plat, final PRD, or short plat shall not be recorded, nor a building permit issued until:

(1) The city has determined in writing that any land to be dedicated is shown on the face of the final plat, final PRD, or short plat, or a deed conveying the land to the city has been recorded with the Snohomish County auditor; and

(2) The city has determined in writing, after consultation with the designated public owner responsible for permanent, continuing maintenance and operation of the facilities, that the developer has satisfactorily undertaken, or guaranteed to undertake in a manner acceptable to the city, any required purchase, installation or improvement of the required park or recreation facility. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.130 Refunds.**

(A) The current owner of property on which impact fees have been paid may receive a refund of such fees if the impact fees have not been expended or encumbered within 10 years of their receipt. In determining whether impact fees have been encumbered, impact fees shall be considered encumbered on a first-in, first-out basis.

(B) Any impact fees that are not expended or encumbered within these time limitations, and for which no application for a refund has been made within this one-year period, shall be retained and expended consistent with the provisions of this section.

(C) Refunds of impact fees shall include any interest earned on the impact fees.

(D) Should the city seek to terminate any or all impact fee requirements, all unexpended or unencumbered funds, including interest earned, shall be refunded to the current owner of the property for which an impact fee was paid. Upon the finding that any or all fee requirements are to be terminated, the city shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first class mail addressed to the owner of the property as shown in the county tax records. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the city, but must be expended for the original purposes, consistent with the provisions of this section. The notice requirement set forth above shall not apply if there are no unexpended or unencumbered balances within the account or accounts being terminated.

(E) An owner/applicant may request and shall receive a refund, including interest earned on the impact fees, when:

(1) The owner/applicant does not proceed to finalize the development activity as required by statute or city code or the International Building Code; and

(2) The city has not expended or encumbered the impact fees in good faith prior to the application for a refund. In the event that the city has expended or encumbered the fees in good faith, no refund shall be forthcoming. However, if within a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development activity, the owner shall be eligible for a credit. The owner must petition the city in writing and provide receipts of impact fees paid by the owner for a development of the same or substantially similar nature on the same property or some portion thereof. The city shall determine whether to grant a credit, and such determinations may be appealed by following the procedures set forth in this chapter.

(F) The amount to be refunded shall include the interest earned by this portion of the account from the date that it was deposited into the impact fee fund. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.140 Appeals and payments under protest.**

(A) An appeal of the decision of the city, the third party reviewer, or the hearing examiner with regard to the imposition of an impact fee or fee amounts may be filed by the fee payer. Any appeal shall follow the appeal process for the underlying permit and not be subject to a separate appeal process.

(B) Any fee payer may pay the impact fees imposed by this chapter under protest in order to obtain a building permit. No appeal shall be permitted until the impact fees at issue have been provided.

(C) Further appeals of a decision under this chapter shall be considered by the city according to procedures in this chapter.

(D) The hearing examiner is authorized to make findings of fact regarding the applicability of the impact fees to a given development activity, the availability or amount of credit, or the accuracy or applicability of an independent fee calculation. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.150 Council review.**

(A) Computation and Schedules. The fee schedules set forth in this chapter shall be reviewed by the city council as it deems necessary and appropriate in conjunction with the update of the parks, recreation and open space element of the comprehensive plan. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.160 Administrative fees.**

The cost of administering the impact fee system for park and recreation facilities impact fees shall be a one-time charge established by the city. This fee, in addition to the actual impact fees, shall be paid by the developer to the city at the time of building permit issuance. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.170 Exemption or reductions.**

(A) Public housing agencies or private nonprofit housing developers participating in publicly sponsored or subsidized housing programs may apply for exemptions or reductions from the requirements of this chapter. [Any claim for a partial exemption of impact fees under this section shall be made by the time of building permit application. Any claim not so made shall be deemed waived.](#)

(B) Private for-profit developers may apply for exemptions or reductions from the requirements of this chapter when all or a portion of the project is designed to accommodate low income residents or special populations that will result in lower impacts on parks facilities.

(C) The determination of the amount of any requested exemptions or reductions shall be based on the procedures of this chapter.



(D) The amount of impact fees exempted or reduced for low income subsidized units shall be replaced by other public funds, [if a full waiver is provided.](#)

(E) Dwelling units qualifying for impact fee exemptions or reductions shall be occupied by low income or special population residents for a minimum of 15 years. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.180 Relationship to environmental impact mitigation.**

(A) As provided by RCW [82.02.100](#), development required to mitigate environmental impacts pursuant to RCW [43.21C.060](#) shall not be required to pay impact fees under this chapter for the same system improvements.

(B) Nothing in this chapter shall be construed to limit the city's authority to deny development permit applications when a proposal would result in significant adverse environmental impacts identified in environmental review under SEPA where reasonable mitigation measures are insufficient to address the identified impact. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.190 Severability.**

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of this regulation or the application of the provision to other persons or circumstances shall not be affected. [Ord. 907 § 1 (Att. A), 2016.]

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#### **10.04.030 Limit on duration of on-street parking.**

(A) No vehicle shall be parked in one place for more than 72 consecutive hours on any street, alley or public place within the city. Vehicles ~~tagged-cited~~ in violation of this code must be moved within 24 hours or are subject to tow at the owner's expense.

(B) A recreational vehicle may be parked within Public Right-of-Way for a period not to exceed 48 hours and shall not be parked within sight distance triangles.

(C) If after a recreational vehicle has exceeded the 48-hour limit and received notice of violation, the recreational vehicle is re-parked on the same street within 350 feet of the original location, it shall be considered to be parked in the same location within the street and still in violation of the 48-hour parking restriction. The vehicle shall not be returned to the same side of the same block, or within the minimum distance specified above, for a period not less than 24 hours.

#### **10.04.040 Parking trucks, trailers or tractor-trailer combination.**

(A) Parking trucks, trailers or tractor-trailer combination.

(1) No person shall stand or park a truck, or truck tractor-trailer combination which has a manufacturer's gross vehicle weight in excess of sixteen thousand pounds, a length in excess of twenty feet or a width in excess of eight feet upon any portion of a street or alley within any residential zone as defined in the city's zoning code and zoning map except when:

(a) Property is actively loaded or unloaded from such vehicle; or

(b) The vehicle is a City vehicle or public utility vehicle providing a service for the public; or

(b) The vehicle is an emergency vehicle; or

(d) Such vehicle is currently used at and is located at a specific location within a residential zone for the purpose of assisting in the providing of services such as construction, carpentry, plumbing or landscaping to such residence or location.

For the purposes of this chapter, "actively loading or unloading" means the process of transferring property, goods, materials, or passengers to or from a vehicle in a continuous and expeditious manner. A vehicle shall be considered to be actively loading or unloading only while such activity is visibly in progress and shall not exceed thirty (30) minutes, unless continuous loading or unloading activity is clearly occurring beyond that time. Extended on-site construction activities may be required to obtain a permit from the Community Development Department.

Vehicles parked, stopped, or standing without active loading or unloading, or exceeding the time limit stated above, are subject to citation, fines, and/or towing at the owner's expense in accordance with ~~GPMC~~ Section ~~XXX~~10.72.120.

(2) No vehicle in excess of sixteen thousand pounds shall be parked on any street or roadway in such a manner that the vehicle faces against the direction of authorized traffic movement on that side of the street.

**19.01.010 Title.**

This title shall be known as the Granite Falls unified development code (UDC). [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**19.01.020 Purpose.**

The general purposes of the development code are:

- (A) Implement Comprehensive Plan. To implement the comprehensive plan in accordance with Chapter [36.70](#) RCW et seq. (Planning Enabling Act) and Chapter [36.70A](#) RCW et seq. (Growth Management Act) [and implementing a six-year Transportation Improvement Program consistent with the Comprehensive Plan in accordance with RCW 35.77.010](#);
- (B) Promote Health and Safety. To promote public health, safety, and general welfare through regulation of physical development of the city;
- (C) Orderly Development. To plan for future development of the city in an orderly and predictable fashion;
- (D) Adequate Public Facilities. To provide for adequate public facilities and services to support land development;
- (E) Promote Well-Being. To promote social and economic well-being through integration of aesthetic, environmental, and economic values;
- (F) Protect Property Rights. To protect property rights;
- (G) Protect Resources. To encourage protection of environmentally critical or historically significant resources;
- (H) Ensure Adequate Space. To ensure provision of adequate space for commercial, industrial, residential, and other activities necessary for public welfare;
- (I) Administration of Regulations. To provide for efficient and effective administration and enforcement of the regulations;
- (J) Provide Light and Access. To provide adequate light, air, privacy, and convenience of access to property;
- (K) Elimination of Nonconforming Uses. To provide for the gradual elimination of those uses of land, buildings and structures which do not conform to the standards of the district in which they are located and are adversely affecting the development and taxable value of property in the district. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**19.01.030 Interpretation and application – General.**

- (A) Minimum Requirements. In interpreting and applying the provisions of this UDC, they shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and general welfare. It is not intended by this UDC to interfere with or revoke or invalidate any easement, covenant, or other agreement between parties.
- (B) Greater Restrictions. When the provisions of this UDC impose greater restrictions than are imposed by other applicable city, Snohomish County, state, and federal regulations, the provisions of this UDC shall control.
- (C) For the purpose of the unified development code, all words used in the code shall have their normal and customary meanings, unless specifically defined otherwise in this code.
- (D) Ambiguities or Differences. In case of any ambiguity or difference of meaning or inconsistencies between the text and any illustrations or other graphics, the text throughout this UDC shall control.
- (E) Construction of Words. Unless the context clearly indicates otherwise, words in the present tense can include the future tense, and words in the singular can include the plural, or vice versa. Except for words and terms defined in Chapter [19.02](#) GPMC and in Chapter [19.07](#) GPMC, all words and terms used in this UDC shall have their customary meanings.
- (F) Shall, Should, May, Will. The words “shall,” “should” and “will” are always mandatory and not discretionary. The word “may” is discretionary.
- (G) The word “used” includes designed, intended, or arranged to be used.
- ~~(H) The masculine gender includes the feminine and vice versa.~~

~~(H)~~ Distance shall be measured horizontally unless otherwise specified. [Ord. 1030 § 1, 2022; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**19.01.040 Severability.**

If any section, subsection, clause, or phrase of this UDC is for any reason held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity or constitutionality of the remaining portions of this UDC. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]



19.01.050 User’s guide.

(A) Chapters. This UDC contains 10 chapters:

- (1) General Provisions. Establishes the purpose, title and basic rules for using the city development code.
- (2) Basic Definitions. Provides definitions for words used throughout the UDC. Words or terms used only in the environmental regulations chapter, Chapter [19.07](#) GFMC, are defined in that chapter.
- (3) Zoning. Lists and describes the zoning classifications, allowed uses for each zone, and the density, intensity, setback, and open space requirements for each zone.
- (4) Code Administration. Combines and coordinates the application, review, and approval procedures for land development in the city.
- (5) General Permits. Provides application procedures, decision criteria, and development standards for conditional use permits, planned residential developments, annexations, variances, and temporary uses.
- (6) Development Standards. Provides development standards such as density, setbacks, height, ~~lot coverage~~[hard surface coverage](#), landscaping, buffering, fences, signs, loading, parking, access, and other standards to cover general and specific uses; also covers home occupations, day care facilities, accessory dwelling units, group homes, adult entertainment, manufactured home parks, RV parks, nonconforming uses, and public works construction standards.
- (7) Environmental Regulations. Establishes the policies and regulatory process for implementing the State Environmental Policy Act (SEPA) and to identify and protect environmentally critical areas; also incorporates by reference the Granite Falls shoreline master program, and provides regulations for flood damage prevention.
- (8) Siting Essential Public Facilities. Provides a comprehensive and efficient process for siting essential public facilities.
- (9) Land Use Fees and Deposits. Establishes fees and deposits for various services, actions, and permits regarding land use as per the unified development code and shall be established by resolution of the city council.
- (10) Vacations of Streets and Access Easements. Establishes the procedure and criteria that the city will use to decide upon vacation of streets, alleys, and other types of public easements relating to street, pedestrian or travel purposes.

(B) Numbering Scheme. The numbering scheme used in this title operates as shown below:

| Title | Chapter | Section | Subsection                |
|-------|---------|---------|---------------------------|
| 19.   | 05.     | 010     | (A)(1)(a)(i), (ii), (iii) |

(C) Format. Each chapter begins with a purpose statement for the chapter. Basic definitions are contained in Chapter [19.02](#) GFMC. Cross references to other chapters and sections of this UDC can be found throughout the document. [Ord. 937 § 9 (Exh. H), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 § 54, 2013; Ord. 740 § 1 (Exh. A), 2007.]

## **19.02 Definitions.**

### **19.02.010.A**

"Accessory Dwelling Unit (ADU)" means a subordinate, self-contained residential unit that is located on the same lot as, and is incidental to, a primary dwelling unit. An ADU provides complete independent living facilities, including permanent provisions for sleeping, cooking, sanitation, and living space. An ADU may be located within or attached to the primary dwelling, or within a detached structure on the same lot.

"Accessory living quarters" means living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use by guests of the occupant. Such quarters do not include an area for the preparation or storage of food and are not used as a separate dwelling unit.

"Assisted senior living facility" means a residential facility for elderly persons (ages fifty-five or older) who require assistance with daily tasks such as cooking, eating, bathing, housekeeping, dispensing of medicines, shopping, appointments and other tasks.

### **19.02.030.C**

"Courtyard Apartments" means attached dwelling units arranged on two or three sides of a yard or court.

### **19.02.040.D**

"Dog day care" means any commercial facility where four or more dogs are left by their owners during the daytime for periods of supervised social interaction in play groups with other dogs. Supervised social interaction occurs during the majority of the time the pets are at the facility.

### **19.02.050.E**

"Educational institutions" means facilities that provide instruction and training in a wide variety of subjects by specialized enterprises, such as schools, colleges, universities, and training centers.

"Emergency shelter, indoor" means any facility that is constructed for the primary purpose of providing shelter for people experiencing homelessness in general or for specific populations of people experiencing homelessness consistent with RCW 36.70A.030(10). People may be granted admittance on a nightly or extended-stay basis. Emergency shelters may include day centers that do not provide overnight accommodations. Supportive services may or may not be provided in addition to the provision of shelter. Occupants may not be required to enter into a lease or occupancy agreement.

"Emergency shelter, outdoor" means a facility that provides shelter in temporary structures for people experiencing homelessness in general or for specific populations of people experiencing homelessness. "Temporary structure" means not affixed to land permanently including tents, vehicles, or other structures not regulated under the building code. People may be granted admittance on a nightly or extended-stay basis. Occupants may not be required to enter into a lease or occupancy agreement.

### **19.02.080.H**

"Hard Surface Coverage" means all impervious surfaces (asphalt, concrete pavement, compacted gravel areas, buildings, driveways, parking lots, sidewalks, etc.) and permeable surfaces like pervious pavements, or vegetated roofs.

Walkways/pathways five feet in width or less are excluded from the total calculation.

"Hospital" means an institution that provides twenty-four-hour-per-day care for the diagnosis, treatment, care and curing of individuals suffering from illness, injury or any condition requiring medical, obstetric, surgical, or psychiatric care; and other related uses customarily incidental thereto.

### **19.02.090.I**

"Interior alterations" means construction activities that do not modify the exiting site layout or the building footprint.

### **19.02.120.L**

"Live/work units" means built spaces that function as both work spaces and residences, allowing for workers to live and work in the same location.

### **19.02.130.M**

"Medical or dental office/clinic" means a commercial use in which health care services for humans are provided on an outpatient basis, including but not limited to offices for doctors, dentists, chiropractors, and other health care practitioners.

"Microbreweries and brew pubs" means an establishment which manufactures beer or cider beverages on site and may sell products manufactured on site for on-premises and off-premises consumption.

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

"Multifamily dwelling unit" means a building containing three or more dwelling units, or units when above a ground-floor commercial use. The term includes triplexes, fourplexes, apartments, condominiums and the like. It does not include townhouses, boarding houses, motels or hotels.

### **19.02.140.N**

“Non-responsiveness” means that an applicant is not making demonstrable progress on providing additional requested information to the city, or that there is no ongoing communication from the applicant to the city on the applicant’s ability or willingness to provide the additional information.

#### 19.02.150.O

“Open record public hearing” or “public hearing” means a hearing, conducted by a single hearing body or officer authorized by the city to conduct such hearings, that creates the city’s record through testimony and submission of evidence and information, under procedures prescribed by the city by ordinance or resolution. An open record public hearing may be held prior to the city’s decision on a project permit to be known as an “open record pre-decision hearing.” An open record public hearing may be held on an appeal, to be known as an “open record appeal hearing,” if no open record pre-decision hearing has been held on the project permit.

#### 19.02.160.P

“Permanent supportive housing”, as defined in RCW 36.70A.030, means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

“Place of Worship” means a church, synagogue, temple, or other place of religious worship.

“Project permit” or “project permit application” means any land use or environmental permit or license required from the city for a project action, including but not limited to building permits or other construction permits, subdivisions, binding site plans, planned unit developments, conditional use permits, site plan review, permits or approvals required by the city’s critical areas ordinance, but excluding permits for wireless communication facilities and the adoption or amendment of a comprehensive plan, subarea plan, zoning map amendment, or development regulations except as otherwise specifically included in this section, and administrative approvals that are categorically exempt from environmental review or for which environmental review has already been completed.

“Public meeting” means an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the city’s decision. A public meeting may include, but is not limited to, a scoping meeting on a draft environmental impact statement. A public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the city’s project permit application file.

“Public safety facility” means land or structures owned by or operated for the safety and benefit of the public use and necessity, including, but not limited to, fire and police protection services.

#### 19.02.190.S

“Sight Distance” means the clear sight triangles at any intersection or access point connection to allow a driver stopped on an approach to depart from the minor road or access point and enter or cross the major road. The "triangle" is defined by the line-of-sight from a vehicle stopped on a minor road to a vehicle approaching on the major road and back to the intersection. This area, along the intersection approach legs and across their included corners, must be clear of obstructions that might block a driver's view of potentially conflicting vehicles. The vertex, or decision point, of the sight triangle on the minor road or access point shall be 15 feet from the edge of the major road traveled way. The edge of the traveled way shall be the outside edge of the travel lane. Bicycle lanes, walkways or paved shoulders are not included.

“Significant Tree” means a healthy evergreen or deciduous tree, ten inches in diameter or greater as a single trunk, measured four and one half feet above existing grade. Alders and Cottonwoods are not considered significant trees at any size.

“Social or civic organization facility” means a facility used for social or civic purposes, operated by a nonprofit or government organization.

#### 19.02.200.T

“Transitional Housing” as defined in RCW 84.36.043, means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

“Triplex” means a building with three attached dwelling units with common separation walls joining the units, none of which overlaps another vertically.

#### 19.02.260.Z

“Zoning map amendment” means is a change to a land’s designation on the city's zoning map that alters the boundaries of a zoning district.



19.03 Zoning

Table 19.03-I: Permitted Uses by Zoning District

|                                                 | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|-------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| <b>PUBLIC AND INSTITUTIONAL</b>                 |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Antennas                                        | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             | P                             | P                           | P                           | C                                 |                    |                     |
| <a href="#">Churches/Religious institutions</a> |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Community Center                                |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             | P                                 |                    |                     |
| Educational institution                         |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             |                               | P                           | C                           | P                                 |                    |                     |
| Essential Public Facilities                     |                                      | C                                | C                                | C                               | C                                    | P                                        | P                             | P                             | P                           |                             | C                                 |                    |                     |
| Municipal Parking area                          |                                      |                                  |                                  | P                               | P                                    | P                                        | P                             |                               | P                           |                             | P                                 |                    |                     |
| <a href="#">Place of Worship</a>                |                                      | C                                | C                                | C                               | C                                    | C                                        | C                             |                               |                             |                             | P                                 |                    |                     |
| <a href="#">Preschool</a>                       |                                      |                                  |                                  |                                 | <a href="#">C</a>                    | <a href="#">P</a>                        | <a href="#">P</a>             |                               | <a href="#">P</a>           | <a href="#">C</a>           |                                   |                    |                     |
| Public library                                  |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             | P                                 |                    |                     |
| Public parks                                    | C                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             | P                                 |                    |                     |
| Public safety facilities                        | P                                    | C                                | C                                | P                               | P                                    | P                                        | C                             | P                             | P                           | P                           | P                                 |                    |                     |
| Public facilities and utilities                 | C                                    | C                                | C                                | C                               | C                                    | C                                        | C                             |                               |                             |                             | P                                 |                    |                     |
| Social or civic organization facility           |                                      |                                  |                                  | C                               | C                                    | P                                        | P                             |                               |                             |                             | P                                 |                    |                     |
| <b>INDUSTRIAL</b>                               |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Accessory living quarters                       |                                      |                                  |                                  |                                 |                                      |                                          |                               | P (secondary use)             | P (secondary use)           | P (secondary use)           |                                   |                    |                     |
| Building material sales and storage             |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           | C                           |                                   |                    |                     |
| Commercial laundries and cleaners               |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Commercial nurseries/greenho uses               |                                      |                                  |                                  |                                 |                                      | C                                        | P                             | P                             | P                           |                             |                                   |                    |                     |

|                                                    | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|----------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Communication Facility                             | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             | P                             | P                           | P                           | C                                 |                    |                     |
| General warehousing including wholesale trade      |                                      |                                  |                                  |                                 |                                      |                                          |                               | P                             | P                           |                             |                                   |                    |                     |
| Light manufacturing and assembly                   |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Recycling facility, processing                     |                                      |                                  |                                  |                                 |                                      |                                          | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Recycling facility, scrap and dismantling facility |                                      |                                  |                                  |                                 |                                      |                                          | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Surface mining                                     |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             | P                           |                                   |                    |                     |
| <b>OPEN SPACE AND PARKS</b>                        |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Challenge or zip line course                       | C                                    | C                                |                                  | C                               | C                                    | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Display or community garden                        | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             | P                                 | P                  |                     |
| Go-cart facility                                   | C                                    | C                                |                                  | C                               | C                                    | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Off-street public parking                          | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Outdoor passive parks                              | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             | P                                 | P                  | P                   |
| Park maintenance storage facility                  | C                                    | PC                               | PC                               | PC                              | PC                                   | PC                                       | CP                            | P                             | P                           | Not Listed                  | P                                 | P                  | P                   |
| Picnic area and related facilities                 | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             |                                   | P                  | P                   |
| Play equipmentPlayground                           | P                                    | P                                | P                                | P                               | P                                    |                                          | P                             |                               |                             |                             |                                   | P                  | P                   |
| Playfields                                         | C                                    | P                                | P                                | P                               | P                                    |                                          | P                             |                               |                             |                             |                                   | P                  | P                   |
| Private recreational facilities                    | P                                    | C                                | C                                | C                               | C                                    | P                                        | P                             | P                             | P                           | P                           |                                   | P                  | P                   |
| Public restrooms                                   | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Public utility                                     | PC                                   | PC                               | PC                               | PC                              | PC                                   | PC                                       | PC                            | P                             | P                           | P                           | P                                 | C                  |                     |

|                                                                    | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|--------------------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| <a href="#">Remote-control<br/>model facility</a>                  |                                      |                                  |                                  | €                               | €                                    | P                                        | P                             | €                             |                             |                             |                                   |                    |                     |
| <a href="#">Stormwater<br/>retention or<br/>detention pond</a>     | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Trails                                                             | P                                    | P                                | P                                | P                               | P                                    | P                                        | P                             |                               |                             |                             | P                                 | P                  | P                   |
| <b>RESIDENTIAL</b>                                                 |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Accessory Dwelling<br>Unit                                         | P                                    | P                                | P                                |                                 | C                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Adult Family Home                                                  | P                                    | P                                | P                                | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Assisted Senior<br>Living Facility                                 |                                      |                                  |                                  | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Boarding House                                                     |                                      | P                                | P                                | P                               | P                                    | <u>P</u>                                 | <u>P</u>                      |                               |                             |                             |                                   |                    |                     |
| <a href="#">Convalescent home</a>                                  |                                      |                                  |                                  | <u>P</u>                        | <u>P</u>                             | €                                        |                               |                               |                             |                             |                                   |                    |                     |
| Courtyard<br>Apartments                                            |                                      |                                  |                                  | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Duplex                                                             |                                      | P <sup>5</sup>                   | P <sup>5</sup>                   |                                 | <u>P</u>                             |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Dwelling, multiple-<br>family                                      |                                      |                                  |                                  | P                               | C                                    | <u>P</u> <sup>4</sup>                    | C                             |                               |                             |                             |                                   |                    |                     |
| Dwelling, single<br>family                                         | P                                    | P                                | P                                | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Emergency<br>Temporary Shelter                                     |                                      |                                  |                                  |                                 |                                      | <u>P</u>                                 | <u>P</u>                      |                               |                             |                             | P                                 |                    |                     |
| <a href="#">Home-based<br/>Family daycare</a>                      | <u>C</u>                             | C                                | C                                | C                               | C                                    | <u>C</u>                                 | <u>C</u>                      |                               |                             |                             |                                   |                    |                     |
| Foster home                                                        |                                      | P                                | P                                | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Home occupation                                                    | P                                    | P                                | P                                | P                               | P                                    | <u>C</u> <sup>2</sup>                    |                               |                               |                             |                             |                                   |                    |                     |
| Live/work units                                                    |                                      |                                  |                                  | C                               | C                                    | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Manufactured<br>Home                                               | P                                    | P                                | P                                | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Mobile Home Park                                                   |                                      |                                  |                                  | P                               |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Nursing <a href="#">or</a><br><a href="#">Convalescent</a><br>Home |                                      |                                  |                                  | P                               | P                                    | C                                        |                               |                               |                             |                             |                                   |                    |                     |
| Permanent<br>Supportive Housing                                    | <u>P</u>                             | P                                | P                                | P                               | P                                    | <u>P</u> <sup>4</sup>                    | <u>C</u>                      |                               |                             |                             |                                   |                    |                     |
| RVs                                                                | P                                    |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |



|                                                   | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|---------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| <a href="#">RV-Recreational Vehicle (RV) park</a> | P                                    |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Townhouse                                         |                                      |                                  |                                  | P                               | C                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Transitional Housing                              | <u>P</u>                             | P                                | P                                | P                               | P                                    | <u>P</u> <sup>4</sup>                    | <u>C</u>                      |                               |                             |                             |                                   |                    |                     |
| Triplex                                           |                                      |                                  | <u>P</u> <sup>5</sup>            | P                               | P                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| <b>COMMERCIAL</b>                                 |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Adult Cabaret                                     |                                      |                                  |                                  |                                 |                                      |                                          | P                             |                               |                             |                             |                                   |                    |                     |
| Animal clinics/hospitals                          |                                      |                                  |                                  |                                 |                                      | C                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Animal shelter                                    |                                      |                                  |                                  |                                 |                                      |                                          | C                             |                               | P                           | P                           | C                                 |                    |                     |
| Art galleries                                     |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Automobile sales and rentals                      |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Automobile fueling and service                    |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Banks, business and drive up banking              |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Bed and Breakfast                                 |                                      | C                                | C                                |                                 | C                                    |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Boat sales and repair                             |                                      |                                  |                                  |                                 |                                      | <u>C</u> <u>P</u>                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Cabinet and furniture shops                       |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Cafeteria or limited service restaurant           |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Cemetery                                          |                                      |                                  |                                  |                                 |                                      |                                          |                               |                               |                             |                             | P                                 |                    |                     |
| Commercial kennels and catteries                  |                                      | C                                | C                                |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Commercial nursery/greenhouses                    |                                      |                                  |                                  |                                 |                                      |                                          |                               | P                             | P                           | P                           |                                   |                    |                     |
| Convenience Store                                 |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Day Care Centers                                  | <u>P</u>                             | <u>C</u> <u>P</u>                | <u>C</u> <u>P</u>                | <u>P</u> <sup>1</sup> <u>P</u>  | <u>P</u> <sup>1</sup> <u>P</u>       | P                                        | P                             | P <sup>1</sup>                |                             |                             |                                   |                    |                     |
| Dog Day Care                                      |                                      | C                                | C                                |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |

|                                                   | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|---------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Drive in espresso/coffee business                 |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Drycleaners/Laundromats                           |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | C                           |                             |                                   |                    |                     |
| Florists, retail                                  |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Fitness centers and workout gyms                  |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | C                           |                             |                                   |                    |                     |
| Gambling premises                                 |                                      |                                  |                                  |                                 |                                      | C                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Health and personal care stores                   |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Heavy equipment sales, service/repair, and rental |                                      |                                  |                                  |                                 |                                      |                                          | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Hospitals                                         |                                      |                                  |                                  |                                 | C                                    |                                          | C                             | P                             |                             |                             | P                                 |                    |                     |
| Hotels/Motels                                     |                                      |                                  |                                  |                                 |                                      | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Light equipment sales, rental, and repair         |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Lodge, resort, and recreational facilities        | C                                    | C <sup>3</sup>                   | C                                |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Lumberyards, retail                               |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Marijuana retailer                                |                                      |                                  |                                  |                                 |                                      | P                                        | P                             |                               |                             |                             |                                   |                    |                     |
| Medical or dental office/clinic                   |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           |                             | P                                 |                    |                     |
| Microbreweries and brew pubs                      |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Motorcycle sales and service, interior only       |                                      |                                  |                                  |                                 |                                      | PC                                       | P                             | P                             | P                           |                             |                                   |                    |                     |
| Museum                                            |                                      |                                  |                                  |                                 | P                                    | P                                        | P                             | C                             |                             |                             | P                                 |                    |                     |
| Nursery, Indoor retail sales                      |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |

|                                                                     | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|---------------------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Office, business, or professional                                   |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Outdoor Storage and/or display                                      |                                      |                                  |                                  |                                 |                                      | C                                        | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Personal Service establishment                                      |                                      | C                                | C                                | C                               | C                                    | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Pet shop, grooming and supplies                                     |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Private kennel                                                      |                                      | C                                |                                  |                                 |                                      |                                          |                               |                               |                             |                             |                                   |                    |                     |
| Private parking facility                                            |                                      |                                  |                                  | P                               |                                      | P                                        | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Recreation and Entertainment – indoor commercial                    |                                      |                                  |                                  |                                 | C                                    | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Recreation and Entertainment – outdoor commercial                   |                                      |                                  |                                  |                                 | C                                    | C                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Recreation vehicle sales and repair                                 |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Recycling collection station                                        |                                      |                                  |                                  |                                 |                                      |                                          | P                             | P                             | P                           |                             |                                   |                    |                     |
| Restaurant, full service                                            |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | C                             |                             |                             |                                   |                    |                     |
| Retail trade – small scale (under 2,500 square foot floor area)     |                                      |                                  |                                  | C                               | C                                    | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Retail trade – medium scale (2,500 – 20,000 square foot floor area) |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             | P                           |                             |                                   |                    |                     |
| Retail trade – medium scale (over 20,000 square foot floor area)    |                                      |                                  |                                  |                                 |                                      | C                                        | P                             | P                             |                             |                             |                                   |                    |                     |



|                                               | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business<br>District | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|-----------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Shoe repair,<br>clothing alterations,<br>etc. |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |
| Stables and riding<br>schools                 |                                      |                                  |                                  |                                 |                                      |                                          |                               | P                             |                             |                             |                                   |                    |                     |
| Taverns and bars                              |                                      |                                  |                                  |                                 |                                      | P                                        | P                             | P                             |                             |                             |                                   |                    |                     |

<sup>1</sup> [Permitted as a secondary use.](#)

<sup>2</sup> [Within an approved residential use](#)

<sup>3</sup> [On parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the city's shoreline master program.](#)

<sup>4</sup> [Permitted as a secondary use on the floor above a principal use.](#)

<sup>5</sup> [Subject to the minimum lot size as required by the underlying zone.](#)

**19.03.040 Riverfront residential (R-2.3) zone.**

The riverfront residential (R-2.3) zone includes lots that are highly constrained riverfront lots in or near the floodplain of the Pilchuck River. This area was originally subdivided as recreational lots but critical areas and floodplains constrain development to a high degree. The R-2.3 zone is intended to provide for a narrow range of land uses compatible with the environmental constraints.

~~(A) Principal Uses. Principal uses in the riverfront residential (R-2.3) zone are:~~

~~(1) Single-family dwelling;~~

~~(2) RV park.~~

~~(B) Secondary Uses. Secondary uses in the riverfront residential (R-2.3) zone are:~~

~~(1) Home occupation;~~

~~(2) Accessory building.~~

~~(C) Conditional Uses. Conditional uses in the riverfront residential (R-2.3) zone are:~~

~~(1) Public facility;~~

~~(2) Radio transmitting antenna and satellite signal receiving antenna;~~

~~(3) Recreational facilities.~~

~~(DA) See Table 19.03-I for a list of permitted uses in the R-2.3 zone.~~

~~(B) Minimum Building Setbacks. Minimum building setbacks in the riverfront residential (R-2.3) zone are:~~

~~(1) Front yards: 20 feet from property line except alleys, which setback will be 10 feet;~~

~~(2) Side yards: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road;~~

~~(3) Rear yards: 25 feet from property line for principal buildings and five feet from property line for accessory buildings;~~

~~(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.~~

~~(EC) Minimum Lot Width. Minimum lot width in the riverfront residential (R-2.3) zone is 100 feet. Corner lots shall not be less than 120 feet.~~

~~(DF) Minimum Lot Size. Minimum lot size in the riverfront residential (R-2.3) zone is 2.3 acres or 100,000 square feet.~~

~~(EG) Maximum Height. Maximum height in the riverfront residential (R-2.3) zone is 33 feet.~~

~~(FH) Maximum Hard Surface Lot Coverage. Maximum hard surface coverage~~lot coverage~~ in the riverfront residential (R-2.3) zone is 30 percent.~~

~~(G) Maximum Density. Maximum density in the riverfront residential (R-2.3) zone is one dwelling unit per 2.3 acres.~~

~~(H) Minimum Density. Minimum density in the riverfront residential (R-2.3) zone is three dwelling units per acre. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]~~

**19.03.050 Residential 9,600 (R-9,600) zone.**

The residential 9,600 (R-9,600) zone includes a designation that is single-family in nature and should not allow units other than single-family, townhouses, and duplexes, or accessory dwelling units. This area is intended to be a transition zone between the rural areas outside the UGA and the more intense urban land uses. The character of this area is predominantly single-family developments on either larger lots or on clustered, PRD lots.

~~(A) Principal Uses. Principal uses in the residential 9,600 (R-9,600) zone are:~~

~~(1) Single-family dwelling;~~

~~(2) Foster home;~~

~~(3) Boarding house;~~

~~(4) Manufactured or mobile home park;~~

~~(5) Duplex on lots of 14,400 square feet or larger.~~

~~(B) Secondary Uses. Secondary uses in the residential 9,600 (R-9,600) zone are:~~

~~(1) Accessory building;~~

~~(2) Home occupation.~~

~~(C) Conditional Uses. Conditional uses in the residential 9,600 (R-9,600) zone are:~~

~~(1) Day care center;~~

~~(2) Church;~~

~~(3) Public facility;~~

~~(4) Radio transmitting antenna and satellite signal receiving antenna;~~

~~(5) Bed and breakfast;~~

~~(6) School;~~

~~(7) Private kennel; and~~

~~(8) Lodge, resort and recreational facilities on parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the city's shoreline master program.~~

~~(D)(A) See Table 19.03-I for a list of permitted uses in the R-6,0009,600 zone.~~

~~(B) Minimum Building Setbacks. Minimum building setbacks in the residential 9,600 (R-9,600) zone are:~~

~~(1) Front yard: 20 feet from property line.~~

~~(2) Side yard: Five feet on each side; provided, that the corner lots shall observe the front yard setback from any street or private road.~~

~~(3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.~~

~~(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.~~

~~(CE) Minimum Lot Width. Minimum lot width in the residential 9,600 (R-9,600) zone is 60 feet. Corner lots shall not be less than 70 feet.~~

~~(DF) Minimum Lot Size. Minimum lot size in the residential 9,600 (R-9,600) zone is 9,600 square feet.~~

~~(EG) Maximum Height. Maximum height in the residential 9,600 (R-9,600) zone is 33 feet.~~

~~(F(H) Maximum Lot CoverageHard Surface Coverage. Maximum lot hard surface coverage in the residential 9,600 (R-9,600) zone is 40 percent.~~

~~(G) Maximum Density. Maximum density in the residential 9,600 (R-9,600) zone is six four and one-half dwelling units per acre in a planned residential development.~~

~~(H) Minimum Density. Minimum density in the residential 9,600 (R-9,600) zone is three four dwelling units per acre. [Ord. 960 § 5 (Exh. D), 2018; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 2, 2012; Ord. 740 § 1 (Exh. A), 2007.]~~

~~(I) Satellite Parking. If the number of required off-street parking spaces required cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, satellite parking may be provided in accordance with the provisions of this section. "Satellite parking" means a designated area of off-street parking spaces located on the same parcel as, or on an adjacent parcel to, the principal use, and intended to supplement the primary on-site parking area.~~

~~(1) Satellite parking areas shall be located within two hundred (200) feet of the primary public entrance to the building or use they serve.~~

~~(2) The distance shall be measured along the most direct pedestrian path between the farthest parking space within the satellite parking area and the primary entrance.~~

~~(3) Safe and direct pedestrian access shall be provided between the satellite parking area and the primary building entrance.~~



(4) The pedestrian route shall include clearly defined walkways, crossings, and lighting consistent with City design standards.

(5) Satellite parking areas shall be under the same ownership or control as the primary use, or subject to a recorded agreement ensuring shared access and maintenance responsibilities.

(6) All satellite parking areas shall be maintained in good condition and in compliance with applicable landscaping, drainage, and surface standards.

(7) Satellite parking areas shall meet all applicable requirements for off-street parking design, landscaping, and screening as provided in Chapter 19.06.020.

**19.03.060 Residential 7,200 (R-7,200) zone.**

The residential 7,200 (R-7,200) zone designation shall provide for primarily single-family, duplex, and triplex residential development at a range of between four and six dwelling units per acre and compatible uses such as schools and churches where the full range of public facilities and services to support urban development exists. This zone is intended to support a wider variety of residential uses than the R-9,600 zone and be more flexible relative to the types of residential uses.

(A) Principal Uses. Principal uses in the residential 7,200 (R-7,200) zone are:

- (1) Single-family dwelling;
- (2) Foster home;
- (3) Boarding house;
- (4) Manufactured or mobile home park;
- (5) Duplex on lot of 10,800 square feet or larger.

(B) Secondary Uses. Secondary uses in the residential 7,200 (R-7,200) zone are:

- (1) Accessory building;
- (2) Home occupation.

(C) Conditional Uses. Conditional uses in the residential 7,200 (R-7,200) zone are:

- (1) Day care center;
- (2) Church;
- (3) Public facility;
- (4) Radio transmitting antenna and/or satellite signal receiving antenna;
- (5) Bed and breakfast; and
- (6) School.

(A) See Table 19.03-I for a list of permitted uses in the R-7,200 zone.

(DB) Minimum Lot Size. Minimum lot size in the residential 7,200 (R-7,200) zone is 7,200 square feet.

(CE) Minimum Lot Width. Minimum lot width in the residential 7,200 (R-7,200) zone is 50 feet. Corner lots shall not be less than 60 feet.

(DF) Minimum Building Setbacks. Minimum building setbacks in the residential 7,200 (R-7,200) zone are:

- (1) Front yard: 20 feet from the property line.
- (2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.
- (3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(EG) Maximum Height. Maximum height in the residential 7,200 (R-7,200) zone is 33 feet.

(F) Maximum ~~Lot Hard Surface~~ Coverage. Maximum ~~lot hard surface~~ coverage in the residential 7,200 (R-7,200) zone is 45 percent.

(G) Maximum Density. Maximum density in the residential 7,200 (R-7,200) zone is six dwelling units per acre.

(H) Minimum Density. Minimum density in the residential 7,200 (R-7,200) zone is four dwelling units per acre. [Ord. 960 § 6 (Exh. E), 2018; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

(K) Satellite Parking. If the number of required off-street parking spaces required cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, satellite parking may be provided in accordance with the provisions of this section. "Satellite parking" means a designated area of off-street parking spaces located on the same parcel as, or on an adjacent parcel to, the principal use, and intended to supplement the primary on-site parking area.

(8) Satellite parking areas shall be located within two hundred (200) feet of the primary public entrance to the building or use they serve.

(9) The distance shall be measured along the most direct pedestrian path between the farthest parking space within the satellite parking area and the primary entrance.

(10) Safe and direct pedestrian access shall be provided between the satellite parking area and the primary building entrance.

(11) The pedestrian route shall include clearly defined walkways, crossings, and lighting consistent with City design standards.

(12) Satellite parking areas shall be under the same ownership or control as the primary use, or subject to a recorded agreement ensuring shared access and maintenance responsibilities.

(13) All satellite parking areas shall be maintained in good condition and in compliance with applicable landscaping, drainage, and surface standards.

(14) Satellite parking areas shall meet all applicable requirements for off-street parking design, landscaping, and screening as provided in Chapter 19.06.020.

### 19.03.070 Downtown residential (DT-2,500) zone.

The downtown residential (DT-2,500) zone designation shall provide more flexible zoning for residential uses that are compatible with the quality and character of the existing area. This area has traditionally been a single-family, duplex and triplex zone of predominantly single-family character. This zone is intended to ~~discourage large-scale multifamily developments but be allow for flexibility to allow flexible enough to allow~~ the use of the existing small lots for densities of single-family, duplex, and triplex developments.

(A) Principal Uses. Principal uses in the downtown residential (DT-2,500) zone are:

(1) Single-family dwelling;

(2) Duplex;

(3) Triplex;

(4) Foster home;

(5) Boarding house; and

(6) Nursing home.

(B) Secondary Uses. Secondary uses in the downtown residential (DT-2,500) zone are:

(1) Accessory building;

(2) Home occupation; and

(3) Day care center.

(C) Conditional Uses. Conditional uses in the downtown residential (DT-2,500) zone are:

(1) Church;

(2) Public facility;

- ~~(3) Health care facility;~~
- ~~(4) Radio transmitting antenna and/or satellite receiving antenna;~~
- ~~(5) Multifamily structure;~~
- ~~(6) Bed and breakfast;~~
- ~~(7) Social and recreational facility; and~~
- ~~(8) School.~~

~~(A) See Table 19.03-I for a list of permitted uses in the DT-2,500 zone.~~

~~(B,D)~~ Minimum Lot Size. Minimum lot size in the downtown residential (DT-2,500) zone is 2,500 square feet per dwelling unit.

~~(C,E)~~ Minimum Lot Width. Minimum lot width in the downtown residential (DT-2,500) zone is 30 feet. Corner lots shall have a lot width of not less than 40 feet.

~~(D,F)~~ Minimum Building Setbacks. Minimum building setbacks in the downtown residential (DT-2,500) zone are:

- (1) Front yard: 10 feet from property line.
- (2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.
- (3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.
- (4) In the case of multistory structures over two stories high, the base yard requirements of subsections (F)(1), (2), and (3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.
- (5) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.
- (6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
- (7) Garage, carport, fenced parking area setbacks: At least 20 linear feet of paved driveway shall be provided in front of any garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.

~~(E,G)~~ Maximum Height. Maximum height in the downtown residential (DT-2,500) zone is 33 feet.

~~(F,H)~~ Maximum ~~Lot Hard Surface~~ Coverage. Maximum ~~lot hard surface~~ coverage in the downtown residential (DT-2,500) zone is 70 percent.

~~(G,I)~~ Maximum Density. Maximum density in the downtown residential (DT-2,500) zone is 15 dwelling units per acre.

~~(H,J)~~ Minimum Density. Minimum density in the downtown residential (DT-2,500) zone is 10 dwelling units per acre. [Ord. 937 § 11 (Exh. J), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 § 16, 2013; Ord. 740 § 1 (Exh. A), 2007.]

**19.03.080 Multiple residential (MR) zone.**

The multiple residential (MR) zone designation shall provide multifamily residential development at a range of densities between 12 and 24 dwelling units per acre or 28 dwelling units per acre subject to development conditions specified in subsection (I) of this section plus compatible uses such as schools, churches and day care centers where a full range of public facilities and services that support urban development exists. ~~Generally~~Generally, this designation is appropriate for land which is located convenient to principal arterials and to industrial and commercial activity centers.

~~(A) Principal Uses. Principal uses in the multiple residential (MR) zone are:~~

- ~~(1) Single-family dwelling located on its own individual lot of 6,000 square feet or more;~~
- ~~(2) Multifamily dwelling;~~
- ~~(3) Foster home;~~
- ~~(4) Boarding house;~~
- ~~(5) Nursing home; and~~



~~(6) Manufactured or mobile home park.~~

~~(B) Secondary Uses. Secondary uses in the multiple residential (MR) zone are:~~

~~(1) Accessory building;~~

~~(2) Home occupation; and~~

~~(3) Day care center.~~

~~(C) Conditional Uses. Conditional uses in the multiple residential (MR) zone are:~~

~~(1) Church;~~

~~(2) Public facility;~~

~~(3) Health care facility;~~

~~(4) Radio transmitting antenna and/or satellite receiving antenna;~~

~~(5) Bed and breakfasts;~~

~~(6) Social and recreational facility; and~~

~~(7) School.~~

(A) See Table 19.03-I for a list of permitted uses in the MR zone.

(D) Minimum Lot Size. The minimum lot size in the multiple residential (MR) zone is 6,000 square feet.

(E) Minimum Lot Width. Minimum lot width in a multiple residential (MR) zone is 50 feet. Corner lots shall have a lot width of not less than 30 feet.

(F) Minimum Building Setbacks. Minimum building setbacks in the multiple residential (MR) zone are:

(1) Front yard: 10 feet from property line.

(2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.

(3) Rear yard: 20 feet from property line for principal buildings and five feet from property line for accessory buildings.

(4) In the case of multistory structures over two stories high, the base yard requirements of subsections (F)(1), (2), and (3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.

(5) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.

(6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(7) Garage, carport, or fenced parking area setback: 20 feet from property line or sidewalk, whichever is closer. At a minimum, the 20 feet shall be paved the width of the access to the garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.

(G) Maximum Height. Maximum height in the multiple residential (MR) zone is 33 feet.

(H) Maximum Lot Hard Surface Coverage. Maximum lot-hard surface coverage in the multiple residential (MR) zone is 70 percent.

(I) Maximum Density. Maximum density in the multiple residential (MR) zone is 24 dwelling units per acre or 28 dwelling units per acre when:

(1) Frontage and immediate vehicle access can be provided onto a designated arterial;

(2) Open space and recreational facilities are provided on site; and

(3) No on-site environmentally critical areas exist.

(H) Minimum Density. Minimum density in the multiple residential (MR) zone is 12 dwelling units per acre. [Ord. 960 § 7 (Exh. F), 2018; Ord. 937 § 12 (Exh. K), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 7, 2014; Ord. 862 § 17, 2013; Ord. 740 § 1 (Exh. A), 2007.]

(I) The designated official may approve a reduction in the minimum density outlined in subsection (H) of this section, provided that the applicant demonstrates one or more of the following:

- (a) The site is constrained due to its unusual shape, topography, location, easements, critical areas, access, or other features that preclude the minimum density being achieved; or
- (b) The project is a mixed-use project which provides a mix of residential and nonresidential uses which are compatible with surrounding uses and meet the intent of the MR zone; or
- (c) The applicant intends to construct only one residence provided that the residence is sited in such a manner that future development is not precluded.

A written justification must be provided by the applicant for all requests for relief from minimum density requirements and is subject to director approval.

~~(J) Satellite Parking. If the number of required off-street parking spaces required cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, satellite parking may be provided in accordance with the provisions of this section. "Satellite parking" means a designated area of off-street parking spaces located on the same parcel as, or on an adjacent parcel to, the principal use, and intended to supplement the primary on-site parking area. then spaces may be provided on adjacent or nearby lots in accordance with the provisions of this section.~~

- ~~(1) Satellite parking areas shall be located within two hundred (200) feet of the primary public entrance to the building or use they serve.~~
- ~~(2) The distance shall be measured along the most direct pedestrian path between the farthest parking space within the satellite parking area and the primary entrance.~~
- ~~(3) Safe and direct pedestrian access shall be provided between the satellite parking area and the primary building entrance.~~
- ~~(4) The pedestrian route shall include clearly defined walkways, crossings, and lighting consistent with City design standards.~~
- ~~(5) Satellite parking areas shall be under the same ownership or control as the primary use, or subject to a recorded agreement ensuring shared access and maintenance responsibilities.~~
- ~~(6) All satellite parking areas shall be maintained in good condition and in compliance with applicable landscaping, drainage, and surface standards.~~
- ~~(7) Satellite parking areas shall meet all applicable requirements for off-street parking design, landscaping, and screening as provided in Chapter 19.06.020.~~
- ~~(a) All such satellite parking spaces must be located within 400 feet of a public entrance of a principal building housing the use associated with such parking, or within 400 feet of the lot on which the use associated with such parking is located if the use is not housed within any principal building, and shall be configured in a way that provides safe walking conditions to the building served by the parking. Satellite parking spaces intended for employee use may be located within any reasonable distance.~~
- ~~(b) The developer wishing to take advantage of the provisions of this section must present satisfactory written evidence that the developer has the permission of the owner or other person in charge of the satellite parking spaces to use such spaces. The developer must also sign an acknowledgement that the continuing validity of his permit depends upon their continuing ability to provide the requisite number of parking spaces.~~
- ~~(c) Persons who obtain satellite parking spaces in accordance with this section shall not be held accountable for ensuring that the satellite parking areas from which they obtain their spaces satisfy the design requirements of this chapter.~~

### 19.03.090 Central business district (CBD) zone.

The central business district (CBD) zone designation is comprised mostly of retail, dining, entertainment and similar businesses, which are conducted primarily indoors. Such uses include, but are not limited to, grocery stores, drug stores, furniture stores, clothing stores, bookstores, music stores, restaurants, movie theaters, and bowling alleys. It also includes many services such as law, accounting, and escrow offices as well as many other types of services. This zone is intended to provide for smaller scale specialty retail, entertainment and professional services in offices but not larger scale retail, facilities with outdoor storage or larger footprints. This zone provides for uses that are traditional to downtown business zones.

~~(A) Principal Uses. Principal uses in the central business district (CBD) zone are:~~

- ~~(1) Retail and wholesale sale;~~
- ~~(2) Personal service, including self-service;~~
- ~~(3) Office;~~
- ~~(4) Restaurant;~~
- ~~(5) Health care facility, excluding overnight accommodations;~~
- ~~(6) Social or recreational facility;~~
- ~~(7) Hotel or motel;~~
- ~~(8) Accessory structure and use;~~
- ~~(9) Parking facility;~~
- ~~(10) Indoor manufacturing, assembly;~~
- ~~(11) Day care center, commercial;~~
- ~~(12) Tavern;~~
- ~~(13) Specialized instruction school;~~
- ~~(14) Vocational school; and~~
- ~~(15) Pet store and grooming services.~~

~~(B) Secondary Uses. Secondary uses in the central business district (CBD) zone are:~~

- ~~(1) Residential dwelling unit on the floor above a principal use;~~
- ~~(2) Consumer goods repair; and~~
- ~~(3) Accessory structure and use.~~

~~(C) Conditional Uses. Conditional uses in the central business district (CBD) zone are:~~

- ~~(1) Outside storage and display;~~
- ~~(2) Veterinary clinic;~~
- ~~(3) Church;~~
- ~~(4) Public facility;~~
- ~~(5) Service station;~~
- ~~(6) Vehicle sale;~~
- ~~(7) Automotive repair and service;~~
- ~~(8) Miscellaneous repair;~~
- ~~(9) School.~~

(A) See Table 19.03-I for a list of permitted uses in the CBD zone.

~~(DB)~~ Minimum Lot Size. Minimum lot size in the central business district (CBD) zone is 2,000 square feet.

~~(CE)~~ Maximum Lot Hard Surface Coverage. Maximum lot Hard Surface coverage in the central business district (CBD) zone is ~~none~~80 percent.

~~(DF)~~ Maximum Height. Maximum height in the central business district (CBD) zone is 50 feet.

~~(EG)~~ Minimum Building Setbacks for Nonmanufacturing Uses.

- (1) Front yard: None;



- (2) Side yard: None;
- (3) Rear yard: Five feet;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(EH) Minimum Building Setbacks for Manufacturing and/or Assembly Uses.

- (1) Street/public right-of-way: 20 feet;
- (2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation there shall be a side yard setback of five feet;
- (3) Rear yard: Five feet;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(GI) Required Landscaping: The landscaping and screening standards are stated in Chapter 19.06.020 GPMC, Landscaping and Screening, for Manufacturing and Assembly Uses.

- ~~(1) All street setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will provide total coverage of the required landscape area within three years.~~
- ~~(2) All rear and side yard setback areas which border residential zones shall be landscaped with plantings a minimum of five feet in height which will reach a mature height of eight feet from the ground level. Such plantings shall be installed and spaced to provide a continuous screen at maturity.~~

(HI) Prohibited Uses. Uses prohibited in the central business district are as follows:

- (1) Outside storage of equipment material, products, parts, supplies or vehicles for purposes other than retail sales and rentals. Outdoor storage of vehicles will be limited to an area 25 percent or less of gross square footage of the principal use.
- (2) Permanent construction yards for storage of equipment and construction products.
- (3) Manufacturing and/or assembly activity that generates noise levels exceeding 65 dB (normal conversation at three feet) as measured at the property line. [Ord. 983 § 1, 2020; Ord. 974 § 3, 2019; Ord. 960 § 8 (Exh. G), 2018; Ord. 937 § 13 (Exh. L), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 §§ 18 – 22, 2013; Ord. 740 § 1 (Exh. A), 2007.]

**19.03.100 General commercial (GC) zone.**

The general commercial (GC) zone designation is comprised of more intensive retail and service uses than described in the CBD zone. General commercial uses typically require outdoor display and/or storage of merchandise and tend to generate noise as part of the operation. Such uses include, but are not limited to, auto, boat and recreational vehicle sales lots, tire and muffler shops, and equipment rental. The types of retail outlets are typically larger footprint stores like department stores, grocery, and large specialty stores.

(AI) Principal Uses. Principal uses in the general commercial (GC) zone are:

- ~~(1) Retail and wholesale sales;~~
- ~~(2) Personal service, including self-service;~~
- ~~(3) Office;~~
- ~~(4) Restaurant;~~
- ~~(5) Health care facility, excluding overnight accommodations;~~
- ~~(6) Social and/or recreational facility;~~
- ~~(7) Hotel or motel;~~
- ~~(8) Accessory structure and use;~~
- ~~(9) Parking facility;~~
- ~~(10) Veterinary clinic;~~
- ~~(11) Service station;~~

- ~~(12) Vehicle sales;~~
- ~~(13) Automotive repair and service;~~
- ~~(14) Miscellaneous repair;~~
- ~~(15) Indoor manufacturing, assembly;~~
- ~~(16) Day care center, commercial;~~
- ~~(17) Tavern;~~
- ~~(18) Specialized instruction school;~~
- ~~(19) Vocational school; and~~
- ~~(20) Pet stores and grooming services.~~

~~(B) Secondary Uses. Secondary uses in the general commercial (GC) zone are:~~

- ~~(1) Consumer goods repair.~~

~~(C) Conditional Uses. Conditional uses in the general commercial (GC) zone are:~~

- ~~(1) Outside storage and/or display;~~
- ~~(2) Church;~~
- ~~(3) Public facility;~~
- ~~(4) Commercial kennels and catteries;~~
- ~~(5) Animal shelter;~~
- ~~(6) Communication facility; and~~
- ~~(7) School.~~

~~(A) See Table 19.03-I for a list of permitted uses in the GC zone.~~

~~(DB)~~ Minimum Lot Size. Minimum lot size in the general commercial (GC) zone is 7,200 square feet.

~~(CE)~~ Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the general commercial (GC) zone is ~~none~~ **85 percent**.

~~(DF)~~ Maximum Height. Maximum height in the general commercial (GC) zone is 50 feet.

~~(EG)~~ Minimum Building Setbacks for Nonmanufacturing Uses.

- ~~(1) Front yard: None;~~
- ~~(2) Side yard: None;~~
- ~~(3) Rear yard: Five feet;~~
- ~~(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.~~

~~(FH)~~ Minimum Building Setbacks for Manufacturing and/or Assembly Uses.

- ~~(1) Street/public right-of-way: 20 feet;~~
- ~~(2) Side yard: None, except when abutting a residential or commercial zone or a comprehensive plan residential or commercial designation there shall be a side yard setback of five feet;~~
- ~~(3) Rear yard: Five feet;~~
- ~~(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.~~

~~(GI)~~ Required Landscaping ~~for Manufacturing and Assembly Uses.~~

~~(1) All street setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will provide total coverage of the required landscape area within three years.~~

~~(2) All rear and side yard setback areas which border residential zones shall be landscaped with plantings a minimum five feet in height which will reach a mature height of eight feet from the ground level. Such plantings shall be installed and spaced to provide a continuous screen at maturity. The landscaping and screening standards are stated in Chapter 19.06.020 GFMC, Landscaping and Screening.~~

(H) Prohibited Uses. Manufacturing and/or assembly activity that generates noise levels exceeding 65 dB (normal conversation at three feet) measured at the property line are prohibited in the general commercial (GC) zone. [Ord. 983 § 2, 2020; Ord. 982 § 1, 2020; Ord. 974 § 4, 2019; Ord. 960 § 9 (Exh. H), 2018; Ord. 937 § 14 (Exh. M), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 §§ 23 – 28, 2013; Ord. 740 § 1 (Exh. A), 2007.]

**19.03.110 Heavy industrial (HI) zone.**

The heavy industrial (HI) zone designation will allow uses that involve a great deal of activity and storage outside the building; large doors are open, and there may be noise, light, heat, smoke, dust and odors detected beyond the property lines. Also, the hours of operation may fall outside of the normal 9:00 a.m. to 5:00 p.m. routine. An operation may begin very early in the morning and continue late into the evening. Such uses include, but are not limited to, fabrication, processing, storage, and assembly operations.

(A) Principal Uses. Principal uses in the heavy industrial (HI) zone are:

- ~~(1) Manufacturing, processing, creating, repairing, renovating, cleaning, painting, assembly of goods, merchandise and equipment;~~
- ~~(2) Wholesale sales;~~
- ~~(3) Warehousing;~~
- ~~(4) Outside storage;~~
- ~~(5) Surface mining;~~
- ~~(6) Recycling;~~
- ~~(7) Impound yard;~~
- ~~(8) Communication facility;~~
- ~~(9) Commercial kennels and catteries; and~~
- ~~(10) Animal shelter.~~

(B) Secondary Uses. Secondary uses in the heavy industrial (HI) zone are:

- ~~(1) Accessory use; and~~
- ~~(2) Night watchman's quarters occupied by an employee of the operator of the principal use.~~

(A) See Table 19.03-I for a list of permitted uses in the HI zone.

(C) Minimum Lot Size. Minimum lot size in the heavy industrial (HI) zone is none.

(C) Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the heavy industrial (HI) zone is none85 percent.

(D) Maximum Building Height. Maximum building height in the heavy industrial (HI) zone is 50 feet.

(E) Minimum Building Setbacks. Minimum building setbacks in the heavy industrial (HI) zone are:

- (1) Street/public right-of-way: 20 feet;
- (2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot of height of the structure nearest the side lot line, whichever is greater;
- (3) Rear yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot in height of the structure nearest the rear lot line, whichever is greater;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.



(~~EG~~) Required Landscaping. ~~The landscaping and screening standards are stated in Chapter 19.06.020 GFMC, Landscaping and Screening. All street setback areas, and side and rear setback areas which border a residential or commercial zone or comprehensive plan designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will form a sight-obscuring screen. Landscaping in setback areas which border residential zones shall include a minimum five-foot-high earth berm, and plantings which will reach a mature height of eight feet from the ground level of the lot within two years. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity.~~ [Ord. 974 § 5, 2019; Ord. 937 § 15 (Exh. N), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

### 19.03.120 Light industrial (LI) zone.

The light industrial (LI) zone designation is intended for clean industrial uses in which most of the operation occurs indoors with little noise and emissions of industrial byproducts.

(~~A~~) Principal Uses. ~~Principal uses in the light industrial (LI) zone are:~~

- ~~(1) Indoor manufacturing; assembly;~~
- ~~(2) Wholesale sales; indoor wholesale sales;~~
- ~~(3) Mini-storage;~~
- ~~(4) Communication facility;~~
- ~~(5) Commercial kennels and catteries; and~~
- ~~(6) Animal shelter.~~

(~~B~~) Secondary Uses. ~~Secondary uses in the light industrial (LI) zone are:~~

- ~~(1) Outside storage;~~
- ~~(2) Night watchman's quarters occupied by an employee of the operator of the principal use;~~
- ~~(3) Auto storage; and~~
- ~~(4) Accessory use and structure.~~

(~~A~~) See Table 19.03-I for a list of permitted uses in the LI zone.

(~~BC~~) Minimum Lot Size. Minimum lot size in the light industrial (LI) zone is none.

(~~CD~~) Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the light industrial (LI) zone is ~~none~~85 percent.

(~~DE~~) Maximum Building Height. Maximum building height in the light industrial (LI) zone is 50 feet.

(~~EF~~) Minimum Building Setbacks. Minimum building setbacks in the light industrial (LI) zone are:

- (1) Street/public right-of-way: 20 feet;
- (2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot of height of the structure nearest the side lot line, whichever is greater;
- (3) Rear yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot in height of the structure nearest the rear lot line, whichever is greater;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(~~FG~~) Required Landscaping. ~~The landscaping and screening standards are stated in Chapter 19.06.020 GFMC, Landscaping and Screening. All street setback areas, and side and rear setback areas which border a residential or commercial zone or comprehensive plan designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will form a sight-obscuring screen. Landscaping in setback areas which border residential zones shall include a minimum five-foot-high earth berm, and plantings which will reach a mature height of eight feet from the ground level of the lot within two years. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity.~~ [Ord. 974 § 6, 2019; Ord. 937 § 16 (Exh. O), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 § 29, 2013; Ord. 740 § 1 (Exh. A), 2007.]

### 19.03.130 Industrial/retail (IR) zone.

The industrial/retail (IR) zone designation is intended to allow the sale of industrial products produced on the premises to retail customers. For example, wood products manufactured at the site could be sold in a showroom to retail buyers. This land use designation should be located near the frontage and have better visibility than the industrial zone.

~~(A) Principal Uses. Principal uses in the industrial/retail (IR) zone are:~~

- ~~(1) Indoor manufacturing and assembly, repair;~~
- ~~(2) Indoor wholesale sales;~~
- ~~(3) Retail sales of products produced on-site; and~~
- ~~(4) Communication facility.~~

~~(B) Secondary Uses. Secondary uses in the industrial/retail (IR) zone are:~~

- ~~(1) Outside storage;~~
- ~~(2) Night watchman's quarters occupied by an employee of the operator of the principal use; and~~
- ~~(3) Accessory use and structure.~~

~~(A) See Table 19.03-I for a list of permitted uses in the IR zone.~~

~~(B) Minimum Lot Size. Minimum lot size in the industrial/retail (IR) zone is none.~~

~~(C) Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the industrial/retail (IR) zone is none85 percent.~~

~~(D) Maximum Building Height. Maximum building height in the industrial/retail (IR) zone is 50 feet.~~

~~(E) Minimum Building Setbacks. Minimum building setbacks in the industrial/retail (IR) zone are:~~

- ~~(1) Street/public right-of-way: 20 feet;~~
- ~~(2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot of height of the structure nearest the side lot line, whichever is greater;~~
- ~~(3) Rear yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot in height of the structure nearest the rear lot line, whichever is greater;~~
- ~~(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.~~

~~(F) Required Landscaping. The landscaping and screening standards are stated in Chapter 19.06.020 GPMC, Landscaping and Screening. All street setback areas, and side and rear setback areas which border a residential or commercial zone or comprehensive plan designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will form a sight-obscuring screen. Landscaping in setback areas which border residential zones shall include a minimum five-foot-high earth berm, and plantings which will reach a mature height of eight feet from the ground level of the lot within two years. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity. [Ord. 937 § 17 (Exh. P), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]~~

#### **19.03.140 Open space (OS) zone.**

The open space zone is intended to preserve and enhance public and private open, natural, and recreational areas identified in the comprehensive plan. These areas serve many functions including:

- Providing opportunities for outdoor recreation;
- Providing contrasts to the built environment;
- Preserving scenic qualities;
- Protecting sensitive or fragile environmental areas;
- Enhancing and protecting the values and functions of trees and the urban forest;
- Preserving the capacity and water quality of the stormwater drainage system; and
- Providing pedestrian and bicycle transportation connections.

The open space (OS) zone is applied to all land designated as "open space" on the comprehensive plan future land use map and that has been retained as open space areas. They are often located in sensitive environmental areas. Open space areas may be suitable for passive and/or active recreation development such as neighborhood parks. In addition, property owners may request an open space designation for open or natural areas that meet the purpose of the zone, and for review, conservation, or similar easements that can be shown as open space.

(A) Principal Uses. Principal uses in the open space (OS) zone are:

(1) Critical areas and buffers pursuant to GPMC 19.07.020 including:

- (a) Wetland;
- (b) Geological hazard area;
- (c) Wildlife habitat area;
- (d) Aquifer recharge area; and
- (e) Flood hazard area.

(2) Outdoor passive and active private recreational areas and facilities located outside of critical areas and buffers including:

- (a) Playfield;
- (b) Play equipment;
- (c) Display or community garden; and
- (d) Picnic area and related facilities.

(3) Trails located outside of critical areas and buffers for:

- (a) Hikers;
- (b) Equestrians; or
- (c) Bicyclists.

(4) Pedestrian trail or boardwalk located within the outer 25 percent of a wetland buffer pursuant to GPMC 19.07.020(j)(2).

(5) Stormwater retention or detention pond.

(6) Scenic or view easement or area.

(B) Secondary Uses. Secondary uses in the open space (OS) zone located outside of critical areas and buffers are:

- (1) Park maintenance storage facility;
- (2) Public restroom; and
- (3) Off-street public parking.

(C) Conditional Uses. Conditional uses in the open space (OS) zone located outside of critical areas and buffers are:

- (1) Public utility.

(A) See Table 19.03-I for a list of permitted uses in the OS zone.

(BD) Minimum Lot Size. Minimum lot size in the open space (OS) zone is none.

(CE) Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the open space (OS) zone is 10 percent.

(DF) Maximum Building Height. Maximum building height in the open space (OS) zone is 18 feet.

(EG) Minimum Building Setbacks. Minimum building setbacks in the open space (OS) zone are 20 feet from all property lines.

(FH) Required Landscaping. The landscaping and screening standards are stated in Chapter 19.06.020 GPMC, Landscaping and Screening. All street, side and rear setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped with natural or installed plant material to a depth of 20 feet.

Said Required landscaping shall be located between any fence on site and the site's property line, except where the fence is required to be on or near the property line in order to protect a wetland, geological hazard area, aquifer recharge area or flood hazard area. [Ord. 937 § 18 (Exh. Q), 2017; Ord. 905 § 1 (Att. A), 2016.]



**19.03.150 Public park (PP) zone.**

The public park (PP) zone is intended to preserve and enhance all existing and planned for publicly owned parks. The public park (PP) zone is applied to all land designated as “park” on the comprehensive plan future land use map. The purpose of the public park (PP) zone is to provide opportunities for public parks and other recreation facilities, such as playgrounds, trails, publicly accessible open space, or as meet the definition of parks in GFMC [19.02.160](#). Only facilities providing such public recreation shall be allowed to locate in the public park (PP) zone.

~~(A) Principal Uses. Principal uses in the public park (PP) zone are:~~

- ~~(1) Indoor facilities such as:~~
  - ~~(a) Gymnasium;~~
  - ~~(b) Swimming pool; or~~
  - ~~(c) Activity center and similar indoor recreational facility.~~
- ~~(2) Outdoor facilities such as:~~
  - ~~(a) Playfield;~~
  - ~~(b) Fishing area;~~
  - ~~(c) Picnic and related outdoor activity areas; and~~
  - ~~(d) Display or community garden.~~
- ~~(3) Areas and trails for:~~
  - ~~(a) Hikers;~~
  - ~~(b) Equestrians; and~~
  - ~~(c) Bicyclists.~~

~~(B) Secondary Uses. Secondary uses in the public park (PP) zone are:~~

- ~~(1) Off-street public parking;~~
- ~~(2) Park maintenance storage facility;~~
- ~~(3) Public restroom;~~
- ~~(4) Dock;~~
- ~~(5) Picnic shelter, benches, barbecue facility, and similar structures and facilities;~~
- ~~(6) Backstop, goal posts, fencing, spectator viewing facility, and similar structures associated with a playfield.~~

~~(C) Conditional Uses. Conditional uses in the public park (PP) zone are:~~

- ~~(1) Off-road recreational vehicle use facility;~~
- ~~(2) Recreational vehicle park/overnight camping area;~~
- ~~(3) Challenge or zip-line course;~~
- ~~(4) Remote-control model facility;~~
- ~~(5) Go-cart facility; and~~
- ~~(6) Eco-car facility.~~

~~(A) See Table 19.03-I for a list of permitted uses in the PP zone.~~

~~(B)~~ Minimum Lot Size. Minimum lot size in the public park (PP) zone is none.

~~(C)~~ Maximum [Lot-Hard Surface](#) Coverage. Maximum [lot-hard surface](#) coverage in the public park (PP) zone is 70 percent.

~~(D)~~ Maximum Building Height. Maximum building height in the public park (PP) zone is 50 feet.

(EG) Minimum Building Setbacks. Minimum building setbacks in the public park (PP) zone are:

- (1) Street/public right-of-way: 20 feet;
- (2) Side yard: Five feet;
- (3) Rear yard: Five feet; and
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(FH) Required Landscaping. All street, side and rear setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped with natural or installed plant material. Said landscaping shall be located between any fence on site and the site's property line, except where the fence is required to be on or near the property line in order to protect a wetland, geological hazard area, aquifer recharge area or flood hazard area. [Ord. 937 § 19 (Exh. R), 2017; Ord. 905 § 1 (Att. A), 2016.]

### **19.03.160 Public/institutional (P/I) zone.**

The public/institutional (P/I) zone is intended to provide and protect properties devoted to public and semi-public uses and uses providing social and physical services to the Granite Falls community. This purpose is accomplished by: (1) providing a zone in which uses serving public needs may be located; (2) limiting residential and privately owned operations; and (3) protecting adjacent properties from potential impacts of public uses. The public/institutional (P/I) zone is applied to all land designated as "public/institutional" on the comprehensive plan future land use map including, but not limited to, schools, government facilities, social services, hospitals, libraries, and utility facilities.

(A) Principal Uses. Principal uses in the public/institutional (P/I) zone are:

- (1) Community residential facility;
- (2) Emergency temporary shelter;
- (3) Trail;
- (4) Public library;
- (5) Public museum or art gallery;
- (6) Public arboretum;
- (7) Church, temple, mosque, or synagogue or similar uses;
- (8) Civic center;
- (9) Community center;
- (10) Social services;
- (11) Hospital;
- (12) Nursing or personal care facilities facility;
- (13) Public vocational school;
- (14) Public or private schools for grades K-12;
- (15) Public agency or utility office;
- (16) Public agency or utility yard;
- (17) Court;
- (18) Police facility;
- (19) Fire district facility; and
- (20) Utility facility.

(B) Secondary Uses. Secondary uses in the public/institutional (P/I) zone are:

- (1) Personal services;
- (2) School dormitory;

- ~~(3) Office/outpatient clinic;~~
- ~~(4) Medical/dental lab;~~
- ~~(5) School district support facility;~~
- ~~(6) Helistop;~~
- ~~(7) Cafeteria;~~
- ~~(8) Pharmacy;~~
- ~~(9) Florist and/or gift shop within a hospital;~~
- ~~(10) Day care; and~~
- ~~(11) Off-street public parking.~~

~~(C) Conditional Uses. Conditional uses in the public/institutional (P/I) zone are:~~

- ~~(1) Jail;~~
- ~~(2) Public agency animal control facility;~~
- ~~(3) Public agency training facility;~~
- ~~(4) Landfill;~~
- ~~(5) Transfer station;~~
- ~~(6) Wastewater treatment facility;~~
- ~~(7) Municipal water production;~~
- ~~(8) Transit park and ride facility;~~
- ~~(9) School bus base;~~
- ~~(10) Stadium/arena;~~
- ~~(11) Cemetery; and~~
- ~~(12) Communication facility.~~

~~(A) See Table 19.03-I for a list of permitted uses in the P/I zone.~~

~~(BD)~~ Minimum Lot Size. Minimum lot size in the public/institutional (P/I) zone is none.

~~(CE)~~ Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the public/institutional (P/I) zone is 90 percent.

~~(DF)~~ Maximum Building Height. Maximum building height in the public/institutional (P/I) zone is 33 feet.

~~(EG)~~ Minimum Building Setbacks. Minimum building setback in the public/institutional (P/I) zone is 20 feet from all property lines except when abutting a commercial, industrial or public/institutional zone, then the setbacks shall be the same as the corresponding setbacks requirement for the abutting commercial, industrial or public/institutional zone. This means:

- (1) Street/public right-of-way: 20 feet;
- (2) Side yards abutting a residential, open space, or public park zone: 20 feet;
- (3) Side yards abutting a central business district zone: none;
- (4) Side yards abutting a general commercial, industrial, or public/institutional zone: five feet;
- (5) Rear yard abutting a residential, open space, or public park zone: 20 feet;
- (6) Rear yard abutting a central business district zone: none;
- (7) Rear yard abutting a general commercial, industrial, or public/institutional zone: five feet;



(8) Alley setback: No portion of any building shall be closer than 10 feet from an alley.

(FH) Required Landscaping. All setback areas except the minimum area necessary for paved vehicle or pedestrian access shall be landscaped with living plant material. [Ord. 937 § 20 (Exh. S), 2017; Ord. 905 § 1 (Att. A), 2016.]

19.04A.210 Types of review.

It is the intent of this article to provide the administrative review procedures for applications and land use actions classified as Types I through IV. [Ord. 994 § 2, 2020.]

(A) The purpose of this section is to provide an overview of the four levels of land use review. Land use and development decisions are classified into four processes based on who makes the decision, the amount of discretion exercised by the decision maker, the level of impact associated with the decision, the amount and type of input sought, and the type of appeal opportunity.

(B) Classification of Permits and Decisions.

(1) Type I Review – Administrative Decisions without Notice. A Type I process is an administrative review and decision by the appropriate department or division. Applications reviewed under the Type I process are minor administrative decisions and are exempt from certain administrative procedures, such as complete application review, noticing, and decision time frames. Appeals of Type I decisions are made to the hearing examiner, except shoreline permit appeals are made to the Shoreline Hearings Board. The permits and actions reviewed and decided as Type I are listed in the table in subsection (D) of this section.

(2) Type II Review – Administrative Decisions with Notice. A Type II process is an administrative review and decision with recommendation from staff, city departments or others and requiring public notice at the application and/or decision stages of the review. Appeals of Type II decisions are made to the hearing examiner, except shoreline permit appeals are made to the Shoreline Hearings Board. The permits and actions reviewed and decided as Type II are listed in the table in subsection (D) of this section.

(3) Type III Review – Quasi-Judicial Decisions – Hearing Examiner. This Type III process is a quasi-judicial review and decision by the hearing examiner. The hearing examiner makes a decision based on a staff report. A public meeting may be held prior to the hearing examiner hearing with the planning commission. The hearing examiner considers public testimony received at an open record public hearing. Public notification is provided at the application, public hearing, and decision stages of application review. Appeals of hearing examiner decisions are made to Snohomish County superior court, except shoreline permit appeals are made to the Shoreline Hearings Board. The permits and actions reviewed and decided as Type III are listed in the table in subsection (D) of this section.

(4) Type IV Review – Legislative Decisions – City Council with Planning Commission Recommendation. A Type IV review is for legislative and/or non-project decisions by the city council under its authority to establish policies and regulations regarding future private and public development and management of public lands. The planning commission makes a recommendation to the city council. The planning commission will conduct a public hearing to obtain public testimony on the proposed legislation. The city council may elect to conduct an additional public hearing. The actions reviewed and decided as Type IV are listed in the table in subsection (D) of this section.

(C) Permits and Actions Not Listed. If a permit or land use action is not listed in Table 19.04A-I, the designated official shall make the determination as to the appropriate review procedure.

(D) Permit-Issuing Authority and Appeal Authority. The permit-issuing authority and appeal authority for permit applications and legislative actions are established in Table 19.04A-I. A detailed explanation for each review procedure is in Chapter 19.04B GFMC under each article for each review type. Any inconsistency in classification of permits and decisions between Table 19.04A-I and this title, Table 19.04A-I shall govern.

Table 19.04A-I: Classification of Permits and Decisions

| Type of Application                            | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br>Public Hearing | Decision | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|------------------------------------------------|----------------------------------|-------------------------|-----------------------------------|-------------------------------|----------|--------------------|----------------------|-----------------------------|
| Type I                                         |                                  |                         |                                   |                               |          |                    |                      |                             |
| Grading permit and sign permit                 | No                               | No                      | No                                | No                            | DO       | HE                 | No                   | Yes                         |
| Home occupation permit and day care facilities | No                               | No                      | No                                | No                            | DO       | HE                 | No                   | Yes                         |

| Type of Application                                        | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br><a href="#">Public</a><br>Hearing | Decision                   | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|------------------------------------------------------------|----------------------------------|-------------------------|-----------------------------------|--------------------------------------------------|----------------------------|--------------------|----------------------|-----------------------------|
| Accessory dwelling unit                                    | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Parcel combination                                         | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Boundary line adjustment                                   | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Administrative deviation, modifications and interpretation | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| <a href="#">Interior Site Plan Review</a>                  | <a href="#">No</a>               | <a href="#">No</a>      | <a href="#">No</a>                | <a href="#">No</a>                               | <a href="#">DO</a>         | <a href="#">HE</a> | <a href="#">No</a>   | <a href="#">Yes</a>         |
| Floodplain development permit                              | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Small cell WCF; collocated WCF; minor modifications        | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Temporary permits                                          | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Change of use                                              | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Final short plat                                           | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Minor amendments to administratively approved permits      | No                               | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| <b>Type II:</b>                                            |                                  |                         |                                   |                                                  |                            |                    |                      |                             |
| Flood hazard variance*                                     | 14-day NOA or NOH                | No                      | No                                | No                                               | DO*                        | HE                 | No                   | Yes                         |
| Sensitive area reasonable use allowance*                   | 15-day NOA or NOH                | No                      | No                                | No                                               | DO*                        | HE                 | No                   | Yes                         |
| Short plat                                                 | 15-day NOA                       | DO                      | No                                | No                                               | DO and PWD                 | HE                 | No                   | Yes                         |
| <a href="#">Unit Lot Subdivision</a>                       | <a href="#">15-day NOA</a>       | <a href="#">DO</a>      | <a href="#">No</a>                | <a href="#">No</a>                               | <a href="#">DO and PWD</a> | <a href="#">HE</a> | <a href="#">No</a>   | <a href="#">Yes</a>         |
| Binding site plan                                          | 10-day NOA                       | DO                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |
| Site plans                                                 | 15-day NOA                       | DO                      | Yes                               | No                                               | DO                         | HE                 | No                   | Yes                         |
| Shoreline substantial                                      | 30-day NOA 15-day NOH            | No                      | No                                | No                                               | DO                         | HE                 | No                   | Yes                         |

| Type of Application                                                               | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br><a href="#">Public</a><br>Hearing | Decision | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|-----------------------------------------------------------------------------------|----------------------------------|-------------------------|-----------------------------------|--------------------------------------------------|----------|--------------------|----------------------|-----------------------------|
| development permit                                                                |                                  |                         |                                   |                                                  |          |                    |                      |                             |
| Plat alterations to subdivision and PRDs                                          | 10-day NOA                       | DO                      | No                                | No                                               | DO       | HE                 | No                   | Yes                         |
| Plat vacations                                                                    | 10-day NOA                       |                         |                                   |                                                  |          |                    |                      |                             |
| SEPA determination                                                                | 14 days (post determination)     | No                      | No                                | No                                               | DO       | HE                 | No                   | Yes                         |
| Concurrency evaluation                                                            | None                             | No                      | No                                | No                                               | DO       | HE                 | No                   | No                          |
| Administrative conditional use and variances                                      | 15-day NOA                       | DO                      | No                                | No                                               | DO       | HE                 | No                   | Yes                         |
| Final plat                                                                        | 10-day NOA                       | No                      | No                                | No                                               | CC       | No                 | No                   | Yes                         |
| Minor amendments to Type III permits                                              | 10-day NOA                       | No                      | No                                | No                                               | DO       | HE                 | No                   | Yes                         |
| <b>Type III:</b>                                                                  |                                  |                         |                                   |                                                  |          |                    |                      |                             |
| Conditional use permit and variances                                              | 15-day NOA 10-day NOH            | No                      | No                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Preliminary plat                                                                  | 15-day NOA 10-day NOH            | DO                      | PC                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Shoreline CUP                                                                     | 30-day NOA plus 15-day NOH       | No                      | No                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Shoreline variance                                                                | 30-day NOA plus 15-day NOH       | No                      | No                                | HE                                               | HE       | No                 | No                   | Yes                         |
| WCF: Monopole                                                                     | 15-day NOH                       | DO                      | PC                                | HE                                               | HE       | No                 | No                   | Yes                         |
| WCF: Small cell architectural design deviation request                            | 15-day NOH                       | DO                      | PC                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Official site plan for manufactured home parks, PRD, and residential condominiums | 15-day NOA 10-day NOH            | DO                      | PC                                | HE                                               | HE       | No                 | No                   | Yes                         |
| Day care centers                                                                  | 15-day NOA 10-day NOH            | DO                      | No                                | HE                                               | HE       | No                 | No                   | Yes                         |



| Type of Application                  | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br><a href="#">Public</a><br>Hearing | Decision                                 | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|--------------------------------------|----------------------------------|-------------------------|-----------------------------------|--------------------------------------------------|------------------------------------------|--------------------|----------------------|-----------------------------|
| Major amendments to Type III permits | 15-day NOA 10-day NOH            | DO                      | No                                | HE                                               | HE                                       | No                 | No                   | Yes                         |
| <b>Type IV:</b>                      |                                  |                         |                                   |                                                  |                                          |                    |                      |                             |
| Comprehensive plan amendment         | NOA 10-day NOH                   | None                    | Yes                               | PC++                                             | PC recommendation<br>**10-day NOH        | No                 | No                   | Yes                         |
| Development regulations amendments   | NOA 10-day NOH                   | None                    | No                                | PC++                                             | PC recommendation<br>**CC decision<br>** | No                 | No                   | Yes                         |
| Annexation                           | 15-day NOA 10-day NOH            | DO, CE                  | No                                | CC/SCBRB                                         | CC/SCBRB                                 | No                 | No                   | Yes                         |
| Vacations of streets and alleys      | 10-day NOH                       | CE                      | No                                | CC                                               | CC                                       | No                 | No                   | Yes                         |
| Development agreement***             | 10-day NOH                       | No                      | No                                | CC                                               | CC                                       | No                 | No                   | Yes                         |
| Zoning map amendment                 | 10-day NOH                       | DO                      | No                                | PC                                               | CC                                       | No                 | No                   | Yes                         |

CC City Council

NOH Notice of Hearing (per GPMC [19.04A.260](#))

CE City Engineer

PC Planning Commission

DO Designated Official

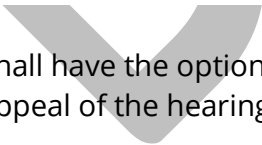
PWD Public Works Director

HE Hearing Examiner

SCBRB Snohomish County Boundary Review Board

NOA Notice of Application (per GPMC [19.04B.225](#))

WCC Wireless Communications Facilities

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\* The designated official shall have the option of referring the application to the hearing examiner for a public hearing and decision. In this case, an appeal of the hearing examiner’s decision shall be heard in a closed record appeal as a judicial appeal.

\*\* Either the planning commission or the city council may opt to hold one or more workshops or joint workshops on an application.

\*\*\* Planning commission review is not required for this type of action. City council will be the sole reviewing body.

++ The city council may opt to hold the required public hearing(s).

(E) Associated Land Use Determinations. Associated land use determinations are decisions that need to be made as part of another land use action or permit review, as set forth in Table 19.04A-II. Each type of determination has a separate review process determined by the designated official or public works director.

**Table 19.04A-II: Associated Land Use Determinations**

| Associated Land Use Determinations                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Public works standards street deviations                                                                                             |
| <input type="checkbox"/> Miscellaneous administrative determinations (e.g., application requirements, waiver allowed by code in parking or landscaping, etc.) |
| <input type="checkbox"/> Underground utility deviations                                                                                                       |

[Ord. 1020 § 1 (Att. A), 2022; Ord. 994 § 2, 2020.]

**19.04A.230 Time frames for review.**

(A) Purpose. RCW [36.70B.070](#) and [36.70B.080](#) require time frames be established to ensure applications are reviewed in a timely and predictable manner. This section establishes the time frames and procedures for a determination of completeness and final decision for Type II, III, or IV reviews. ~~No time frames are established by these statutes for Type I or IV reviews.~~

(B) Computing Time. Unless otherwise specified, all time frames are indicated as calendar days, not working days. For the purposes of computing time, the day the determination or decision is rendered shall not be included. The last day of the time period shall be included; provided, that if it is a Saturday, Sunday, or a day designated by RCW [1.16.050](#) or by the city's ordinances as a legal holiday, then it also is excluded and the time period concludes at the end of the next business day.

(C) Complete Application Review Time Frame. The following procedures shall be applied to new applications requiring Type II and III reviews. Applications requiring Type I or IV review are excluded from this requirement.

- (1) Within 28 days after receiving an application, the designated official and/or city clerk shall mail, email, fax, or otherwise provide to the applicant a written determination that the application is complete, or that the application is incomplete, and what is necessary to make the application complete. The applicant has 90 days to submit the necessary information to the city.
- (2) If the designated official does not provide a written determination within the 28 days, the application shall be deemed complete at the end of the twenty-eighth day.
- (3) If additional information is needed to make the application complete, the designated official shall notify the applicant whether the application is complete or what additional information is necessary within 14 days after an applicant has submitted the information identified by the designated official as being needed.
- (4) An application is complete for purposes of this section when it meets the submittal requirements established by the designated official and is sufficient for continued processing, even though additional information may be required, or project modifications may be undertaken subsequently. The determination of completeness shall not preclude the designated official from requesting additional information or studies either at the time of the notice of completeness or subsequently, if new information is required to complete review of the application or substantial changes in the permit application are proposed.
- (5) To the extent known by the city, other agencies with jurisdiction over the project permit application shall be identified in the city's determination of completeness required by subsection (C)(1) of this section.

(D) Application Review and Decision Time Frame.

- (1) ~~A final decision for each type of complete project permit application or project type shall be issued within the following time periods following the determination of completeness:~~
  - ~~a. 65 days, if no public notice is required as a result of an exemption to SEPA;~~
  - ~~b. 100 days, if public notice is required as a result of SEPA; or~~
  - ~~c. 170 days, if public notice and public hearing(s) are required as a result of SEPA.~~~~In the event of a consolidated review of more than one permit, the time period for a final decision shall be the longest of the permit periods identified above.~~
- (2) ~~Decisions on Type I applications shall not exceed 65 days, unless the designated official makes written findings that a specified amount of additional time is needed for processing of a specific complete project application. Applications for developments that are complex or that have extensive or difficult issues may take additional time. The applicant and the city may agree in writing to extend the time period.~~
- (3) ~~(4)~~ Decisions on Type II ~~and III~~ applications shall not exceed ~~120~~ 100 days, unless the designated official makes written findings that a specified amount of additional time is needed for processing of a specific complete project application. Applications for developments that are complex or that have extensive or difficult issues may take additional time. The applicant and the city may agree in writing to extend the time period.

(4) [Decisions on Type III applications shall not exceed 170 days, unless the designated official makes written findings that a specified amount of additional time is needed for processing of a specific complete project application. Applications for developments that are complex or that have extensive or difficult issues may take additional time. The applicant and the city may agree in writing to extend the period.](#)

(5) [Interior site plan reviews, including the following, do not require a project permit but still may require building, plumbing, mechanical, or electrical permits.](#)

[a. Additional sleeping quarters or bedrooms;](#)

[b. Nonconformity with Federal Emergency Management Agency improvement thresholds; or](#)

[c. An increase the total square footage or valuation of the structure thereby requiring upgraded fire access or fire suppression systems.](#)

(26) Preliminary Plats. Pursuant to RCW [58.17.140](#), preliminary plats of any proposed subdivision and dedication shall be approved, disapproved, or returned to the applicant for modification or correction within 90 days from the date of filing thereof unless the applicant consents to an extension of such time period or the 90-day limitation is extended to include up to 21 days as specified under RCW [58.17.095](#)(3). The 90-day period shall not include the time spent preparing and circulating an environmental impact statement by the local governmental agency.

(37) Final Plats and Short Plats. Pursuant to RCW [58.17.140](#), final plats and short plats shall be approved, disapproved, or returned to the applicant within 30 days from the date of filing thereof, unless the applicant consents to an extension of such time period.

(48) Appeals. The time period for consideration and decision on appeals shall not exceed 90 days for an open record appeal hearing and 60 days for a closed record appeal. The parties may agree in writing to extend these time periods. Any extension of time mutually agreed upon by the applicant and the city shall be in writing.

(95) Exemptions. The time limits established in this section do not apply if a project permit application:

(a) Requires an amendment to the comprehensive plan or a development regulation;

(b) Requires approval of the siting of an essential public facility as provided in RCW [36.70A.200](#);

(c) Is reviewed as a Type ~~for~~ IV permit;

(d) Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

(E) Calculating Decision Time Frame. In determining the number of days that have elapsed after the city has notified the applicant that the application is complete for purposes of calculating the time for issuance of the notice of final decision, the following periods shall be excluded:

(1) Any period during which the applicant has been requested by the city to correct plans, perform required studies, or provide additional required information. If the city determines that the information submitted by the applicant is insufficient, it shall notify the applicant of the deficiencies. The period shall be calculated from the date the city notifies the applicant of the need for additional information until the earlier of the date the local government determines whether the additional information satisfies the request for information or 14 days after the date the information has been provided to the city;

(2) Any period during which an environmental impact statement is being prepared following a determination of significance (DS) pursuant to Chapter [43.21C](#) RCW, or if the city and the applicant in writing shall agree to a time period for completion of an environmental impact statement;

(3) Any period for administrative appeals of project permits, if an open record appeal hearing or a closed record appeal, or both, are allowed; or

(4) Any extension of time mutually agreed upon by the applicant and the city.

(F) [Applicant Actions Affecting Timeline. The time periods for the city to process a permit shall start over if an applicant proposes a change in use that adds or removes commercial or residential elements from the original application that would make the application fail to meet the determination of procedural completeness for the new use, as required by the city.](#)

[\(1\) If, at any time, an applicant informs the city, in writing, that the applicant would like to temporarily suspend the review of the project for more than 60 days, or if an applicant is not responsive for more than 60 consecutive days after the city has notified the applicant, in writing, that additional information is required to further process the application, an additional 30 days may be added to the time periods for city action to issue a final decision for a project permit application. Any written notice from the city to the applicant that additional information is required to further process the application must include a notice that non-responsiveness for 60 consecutive days may result in 30 days being added to the time for review.](#)



[\(2\) The applicant and the city may extend the time for a deadline for issuance of a final decision for a specific project permit application upon mutual agreement.](#)

[\(3\) The time limits set forth in this section shall not apply to any application that requires amendment to the comprehensive plan.](#)

[\(4\) This section shall apply to project permit applications filed on or after January 1, 2025.](#)

(FG) Possible Extension of Time for Final Decision. If the city is unable to issue a final decision within the time limits provided herein, the applicant shall be provided written notice of this fact. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of final decision. [Ord. 994 § 2, 2020.]

[\(H\) Exclusions. The following matters are excluded from the requirements of this chapter:](#)

[\(1\) Approvals relating to the use of public areas or facilities.](#)

[\(2\) Landmark designations.](#)

[\(3\) Project permits, whether administrative or subject to review by a reviewing agency, that the city council by ordinance or resolution has determined present special circumstances that warrant a review process or time periods for approval which are different from that provided by this chapter.](#)

[\(4\) Development agreements.](#)

[\(5\) Wireless communication facility permits.](#)

[~~\(4\)-\(6\) Administrative approvals that are categorically exempt from environmental review or for which environmental review has already been completed.~~](#)

~~(4)-~~

#### **19.04A.240 Vacation of approved permits and variances.**

(A) Requests to vacate a permit or variance shall be made in writing to the city clerk.

(B) The designated official may vacate the permit or variance if the following conditions are present:

(1) The use authorized by the permit or variance does not exist and is not actively being pursued; or

(2) The use has been terminated and no violation of the terms and the conditions of the variance or permit exists.

(C) Vacation of any permit or variance shall be documented by the filing of a notice of land use permit or variance vacation with the county auditor on a form provided by the designated official and/or city clerk. [Ord. 994 § 2, 2020.]

#### **19.04A.245 Expiration of inactive applications.**

(A) An application shall expire 180 days after the last date that additional information is requested, if the applicant has failed to provide the information, except that:

(1) The designated official may grant one 90-day extension if the following criteria are met:

(a) A written request for extension is submitted at least 30 days prior to the expiration date;

(b) The applicant demonstrates that circumstances beyond the control of the applicant prevent timely submittal of the requested information; and

(c) The applicant provides a reasonable schedule for submittal of the requested information.

(2) The department may set an expiration date of less than 180 days when the permit application is the result of a code enforcement action. Permit application expiration does not affect permits under code enforcement action.

(3) No application shall expire when under review by the department following submittal of a complete application or timely resubmittal of an application when all required information has been provided.

(4) The department may extend an expiration date for an application with no written request from an applicant when additional time for city processing or scheduling of appointments is required, when the department needs information or responses from other agencies, or under other similar circumstances.

(B) A permit application approved for issuance, but not paid for and issued, shall expire 90 days after the date it is approved for issuance. [Ord. 994 § 2, 2020.]

#### **19.04A.250 Expiration of approvals and approved permits.**

(A) Land use approvals/permits other than subdivisions or shoreline permits shall expire automatically within one year after the issuance of such permits, if:

- (1) The use authorized by such permits has not commenced, in circumstances where no substantial construction, excavation or demolition is necessary before commencement of such use; or
- (2) Less than 10 percent of the total cost of all construction, excavation or demolition of the approved development has been completed.

(B) Land use permits other than subdivisions shall also expire automatically if construction, grading or excavation is commenced but such work is discontinued for a period of one year.

(C) For land use permits other than preliminary short subdivisions, subdivisions and sign permits:

(1) The designated official may grant one six-month extension to a permit upon showing proper justification, if:

- (a) The extension is requested at least 30 calendar days before the permit expires;
- (b) The permittee has proceeded with due diligence and in good faith; and
- (c) The zoning designation of the property has not changed.

(2) Proper justification consists of one or more of the following conditions:

- (a) Economic hardship;
- (b) Change of ownership;
- (c) Unanticipated construction and/or site design problems;
- (d) Other circumstances beyond the control of the applicant and determined acceptable by the appropriate department director.

(D) ~~Preliminary subdivision or short subdivision approvals shall expire after seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is not subject to the Shoreline Management Act, and the preliminary plat is approved on or before December 31, 2007.~~ Preliminary ~~subdivision or~~ short subdivision approvals shall expire automatically if, ~~within the applicable number of years, five years within five years~~ after the issuance of such approvals:

(1) The final plat or short plat has not been submitted to the city for approval; or

(2) An extension has not been granted. The designated official may approve a single one-year original extension to the approval, if:

- (a) The request was delivered in writing to the designated official or city clerk at least 30 calendar days prior to the approval's expiration and meets one of the proper justifications listed in subsection (C)(2) of this section;
- (b) The permittee has proceeded with due diligence and in good faith to complete the plat; and
- (c) Conditions have not changed so substantially as to warrant a new application.

~~(E) Subdivision approvals shall expire in accordance with subsection (D) of this section.~~

~~(F)~~ Construction Plan Approvals.

(1) Construction plans for projects reviewed under the development code shall be approved for a period of 60 months from the date the city signs the plans or until expiration of the preliminary plat, preliminary short plat, binding site plan, conditional use permit, or site development plan approval, whichever is shorter. If the construction plan is not connected to another permit, it shall expire in one year with one six-month extension allowed.

(2) The city may grant an extension of up to 12 months if substantial progress has been made by the applicant to complete construction of the approved project. Extensions shall be considered on a case-by-case basis by the public works director or designee and will require a letter to be submitted to the city requesting the extension at least 30 calendar days prior to the approval's expiration. Said letter shall demonstrate that the project has made substantial construction progress, the reason for the extension request, and an estimated timeline for completion of construction.

(3) When the approval period or any extension thereof expires, the city's approval of the construction plans shall be deemed automatically withdrawn. In order to receive further consideration by the city after such expiration and automatic withdrawal, construction plans must be resubmitted and must comply with the current code requirements.

(GF) Once the time period and any extensions have expired, approval/permit shall terminate, and the application is void and deemed withdrawn. [Ord. 994 § 2, 2020.]

#### **19.04A.255 Revocation of approved permits.**

(A) The hearing entity may revoke an approved permit through the same approval and/or hearing procedures for the original approval.

(B) An approved permit may be revoked only upon finding that:

(1) The use for which the approval was granted has been abandoned for a period of at least one year;

(2) Approval of the permit was obtained by misrepresentation of material fact; or

(3) The permit is being exercised contrary to the terms of approval. [Ord. 994 § 2, 2020.]

#### **19.04A.260 Public meetings and public hearings.**

(A) This section sets forth procedures for public meetings and hearings in addition to processes set forth in each of the review types in Chapter [19.04B](#) GFMC.

(B) Public Meetings. The purpose of a public meeting is to provide the public with the opportunity to learn about a project and/or the city, a board or panel, or decision maker to ask questions for a better understanding of a project. Meetings are not as formal as a hearing, do not require public testimony, and are not required to be taped. Public meetings may be required for Type II, III, or IV reviews.

(C) Public Hearings. The purpose of having hearings is to provide decision makers with an opportunity to obtain additional information and to provide the public with an opportunity to introduce that information and to make their views known. Public hearings are required for Type III and IV reviews. When this title or state law requires a hearing, the following shall apply:

(1) A verbatim record shall be kept;

(2) Those present shall be given the opportunity to testify;

(3) The hearing authority shall be allowed to ask questions of those testifying;

(4) The hearing shall be conducted to ensure fairness to all parties;

(5) The hearing authority may subpoena witnesses; and

(6) A hearing may be kept open to take additional information up to the point a final decision is made. No further notice of a continued hearing need be published unless a period of six months or more elapses between meeting dates.

(D) Notices of public meetings or hearings shall include the following information:

(1) The date, time, and place of the hearing.

(2) Location of the site.

(3) A brief description of the request, and any proposed modifications or variances.

(4) Applicant's name.

(5) Project name and file number and a statement of its availability for inspection by the public.

(6) A statement of the right of any person to submit written testimony to the appropriate permit-issuing authority and to appear at the public hearing to give testimony orally.

(7) A statement that only persons who submit written or oral testimony to the permit-issuing authority may appeal the decision.

(8) A statement announcing the city's goal of complying with the intent of the Americans with Disabilities Act, announcing accessibility, offer of assistance to persons with special needs, and availability of TDD services.



(E) Burden of Proof/Testimony.

- (1) The burden of presenting evidence to the permit-issuing entity sufficient to lead it to conclude that the application should be approved, conditioned, or denied shall be upon the party advancing the position.
- (2) All persons in attendance that wish to testify shall be sworn in.
- (3) All findings and conclusions necessary to the issuance of a decision shall be based upon reliable evidence.

(F) Joint Public Meetings or Hearings.

(1) Approval Authority's Decision to Combine Joint Hearing. At the applicant's request, the approval authority may combine any public hearing on a project permit application with any hearing that may be held by another local, state, regional, federal, or other agency, on the proposed action, as long as:

- (a) The hearing is held within the city limits; and
- (b) The requirements of subsection (F)(3) of this section are met. (RCW [36.70B.110](#)(7))

(2) Applicant's Request for a Joint Meeting or Hearing. The applicant may request that the public hearing on a permit application be combined as long as the joint hearing can be held within the time periods set forth in this title. In the alternative, the applicant may agree to a particular schedule if that additional time is needed in order to complete the hearings. (RCW [36.70B.110](#)(7))

(3) Prerequisites to Joint Public Meeting or Hearing. A joint public hearing may be held with another local, state, regional, federal or other agency and the city, as long as:

- (a) The other agency is not expressly prohibited by statute from doing so (RCW [36.70B.110](#)(8));
- (b) Sufficient notice of the meeting or hearing is given to meet each of the agencies' adopted notice requirements as set forth in statute, ordinance, or rule;
- (c) The agency has received the necessary information about the proposed project from the applicant in enough time to hold its meeting or hearing at the same time as the local government hearing; and
- (d) The meeting or hearing is held within the geographic boundary of the local government.

(G) Record.

- (1) Tape recordings shall be made of all hearings required by this title, and such recordings shall be kept for at least two years. Accurate minutes shall also be kept of all such proceedings, but a transcript need not be made. The written decision of a hearing examiner shall meet the requirement for minutes of the hearing examiner public hearing.
- (2) Whenever practicable, all documentary evidence presented at a hearing, as well as all other types of physical evidence, shall be made a part of the record of the proceedings and shall be kept by the city for at least two years. [Ord. 994 § 2, 2020.]

**19.04A.265 Appeals.**

(A) This section sets forth procedures for appeals, in addition to any specific procedures set forth in each of the review types in Chapter [19.04B](#) GFMC.

(B) Processing of Appeals. Appeals of decisions on project permit decisions shall be processed according to the procedures outlined in each of the review types in Chapter [19.04B](#) GFMC. The decision maker on the appeal may reverse or affirm or modify the decision, if it is found the original decision was based on faulty facts or incorrect application of the law. Any modifications to the decision shall be limited to those necessary to ensure the decision criteria of this title are met.

(C) Effect of Appeal. Decisions on Type I, II and III permits are assumed valid unless overturned by an appeal decision. An appeal stays all actions by the designated official seeking enforcement of or compliance with the order or decision appealed from, unless the designated official finds that a stay would, in his-their opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed except by order of the hearing examiner or a court.

(D) Exhaustion of Administrative Remedies. No action to obtain judicial review may be commenced unless all rights of administrative appeal provided by this title or state law have been exhausted. The cost of transcription of all records ordered certified by the court for such review shall be borne by the appellant. A copy of each transcript prepared by an appellant shall be submitted to the city for confirmation of its accuracy.

(E) Consolidated Appeals. All appeals of project permit application decisions, other than an appeal of determination of significance (DS), shall be considered together in a consolidated appeal. (RCW [36.70B.060](#)(6), [43.21C.075](#)) [Ord. 994 § 2, 2020.]

## **Article IV. Duties, Authorities and Qualifications of Permit-Issuing and Review Bodies**

### **19.04A.310 Purpose.**

The purpose of this article is to define the authorities, roles and responsibilities for the positions or entities responsible for administering this title. [Ord. 994 § 2, 2020.]

### **19.04A.320 Designated official.**

(A) The designated official enforces the municipal code unless otherwise specified. As specified in this title, the designated official shall be a city representative.

(B) Authority and Duties. The designated official or designee shall have the authority to enter and inspect buildings and land during reasonable hours, with permission of the occupant or owner or by court order, to issue abatement orders and citations and to cause the termination and abatement of violations of this title unless otherwise specified. The duties of the designated official shall include, but not be limited to, the following: enforce and administer this title unless otherwise specified; investigate complaints and initiate appropriate action; render decisions or make recommendations as specified in this title; and keep adequate records of land use applications, enforcement actions, and appeals. The designated official may also review administrative modifications items previously approved by the planning commission and/or city council.

(C) Appeals. Appeals of final decisions of the designated official made in the course of interpretation or administration of this title shall be governed by GPMC [19.04A.265](#), Appeals. Code enforcement actions pursuant to GPMC [19.04A.040](#), Compliance with this title required, are not “final decisions” for the purpose of this section, except as otherwise provided in this title. [Ord. 994 § 2, 2020.]

### **19.04A.325 Public works director.**

The public works director or designee is the administrative head of the public works department. As provided in various sections, the public works director is responsible for planning, administration, enforcement, and decision making as it pertains to public improvements as specified in this title, including the approval of plans for public improvements and approval of public improvements for acceptance by the city, or to delegate such authority to the public works staff or designated official. In delegating authority, the public works director or ~~his or her~~[their](#) representative reserves the right of final decision. [Ord. 994 § 2, 2020.]

### **19.04A.330 Building official.**

The office of the building official is established to administer and enforce the building and construction codes. The rules, regulations and procedures under which the building official or designee shall operate are established in GPMC Title [15](#). [Ord. 994 § 2, 2020.]

### **19.04A.350 Hearing examiner.**

(A) The purpose of establishing a “hearing examiner” is to separate the application of land use regulations from policy making; to provide a level of expertise to conduct administrative and quasi-judicial hearings arising from the application of this title and the rules and procedures developed under it; to better protect and promote the interests of the community; and to expand the principles of fairness and due process in public hearings.

(B) Authority and Duties. The “hearing examiner” shall serve at the pleasure of the mayor. The hearing examiner shall interpret, review and make recommendations on implementation of land use regulations as provided by ordinance and may perform other quasi-judicial functions as are delegated by ordinance. Unless otherwise specified, the term “hearing examiner” shall also mean deputy examiners and examiners pro tem. Hearing examiners shall be appointed based on their qualifications for the duties of the office including education and experience.

(1) Influence and Conflict of Interest. No person, including city officials, elected or appointed, shall attempt to influence the hearing examiner in any matter pending before him/her, except at an open record [public](#) hearing duly called for such purpose, or to interfere with the hearing examiner in the performance of ~~his/her~~[their](#) duties in any way; provided, that this section shall not prohibit the city attorney from rendering legal service to the hearing examiner upon request. The hearing examiner shall be subject to the same code of ethics as set forth in Chapter [42.23](#) RCW.

(2) Rules. The hearing examiner shall have the power to prescribe rules for the scheduling and conduct of hearings and other procedural matters related to ~~his/her~~[their](#) duties.

(3) Powers. The hearing examiner shall have the authority to:

(a) Review and make decisions on the following land use permit matters pursuant to RCW [35A.63.170](#):

- (i) Conditional use permits;
- (ii) Variances;
- (iii) Preliminary plats;
- (iv) Appeals of administrative decisions or determinations;
- (v) Planned residential developments (PRDs);
- (vi) Appeals of administrative decisions or determinations pursuant to Chapter [43.21C](#) RCW, the State Environmental Policy Act (SEPA);
- (vii) Amortization periods for nonconforming signs;
- (viii) Manufactured/mobile home parks;
- (ix) Nonconforming use permits; and
- (x) Appeals of SEPA determinations of the underlying land use action.
- (b) Review and decide civil violations in conjunction with enforcement actions of the city as described in Chapter [19.11](#) GFMC, Enforcement.
- (c) Review and make recommendations to city council regarding a proposed development agreement in compliance with GFMC [19.04C.045](#).
- (d) Hear and make decisions under GFMC [15.04.050](#) and [15.04.060](#).

(4) Procedures. The hearing examiner shall:

- (a) Receive and examine available information;
- (b) Conduct public hearings in accordance with the provisions of this UDC and Chapter [36.70B](#) RCW and ensure that the city makes a recording of the open record [public](#) hearing;
- (c) Administer oaths and affirmations;
- (d) Issue subpoenas and examine witnesses; provided, that no person shall be compelled to divulge information which he/she could not be compelled to divulge in a court of law;
- (e) Regulate the course of the hearing;
- (f) Make and enter findings of fact and conclusions to support [his/her/their](#) decisions;
- (g) Conduct conferences for the settlement or simplification of the issues;
- (h) Conduct discovery;
- (i) Dispose of procedural requests or similar matters;
- (j) Take official notice of matters of law or material facts;
- (k) Issue summary orders in supplementary proceedings; and
- (l) Take any other action authorized by or necessary to carry out this chapter;
- (m) The above authority may be exercised on all matters for which jurisdiction is assigned to the hearing examiner by city ordinance, code or other legal action of the city council. The nature of the hearing examiner's decision shall be as specified in this chapter and in each ordinance or code which grants jurisdiction to the hearing examiner. [Ord. 1030 § 3, 2022; Ord. 1007 § 1 (Att. A § 2), 2021; Ord. 994 § 2, 2020.]



#### **19.04A.360 Planning commission.**

(A) A planning commission is created by Chapter [2.24](#) GFMC to involve residents of the city in advising the city council on matters of community development.

(B) Authority and Duties. The planning commission's authority and duties are provided in Chapter [2.24](#) GFMC and this section. The planning commission shall serve as an advisory body to the city council in the following respects:

(1) The planning commission may make recommendations to the city council based on its findings and conclusions and on those of its committees. It shall prepare the elements of the comprehensive plan or this title for adoption or modification; advise the council regarding comprehensive land use and development policy or special area concerns; and investigate and make recommendations on matters suggested by the council, the mayor, Granite Falls citizens, or upon its own initiative.

(2) The planning commission shall monitor the growth and development of the city and the areas surrounding the city and shall continually reevaluate and recommend revisions to the elements of the comprehensive plan or land use code.

(C) Public Hearings. The planning commission shall conduct its public hearings under this title in accordance with GFMC [19.04A.260](#), Public meetings and public hearings. The planning commission may hold additional hearings and meetings as it sees fit to conduct its business.

(D) Quorum. A quorum shall be considered a majority of the currently constituted membership. [Ord. 994 § 2, 2020.]

#### **19.04A.370 City council.**

(A) The city council makes decisions on changes to the text of this title and to the official zoning map pursuant to GFMC [19.04C.035](#).

(B) Authority and Duties. The city council's authority and duties are provided in Chapter [2.08](#) GFMC.

(C) Public Hearings. The city council shall conduct its public hearings under this title in accordance with GFMC [19.04A.260](#).

(D) Public Hearings and Appeals. The city council may hold additional hearings and meetings as it sees fit to conduct its business. [Ord. 994 § 2, 2020.]

## 19.04C.035 Amendments.

(A) Purpose. The purpose of this section is to define types of amendments to the development regulations, comprehensive plan, and other official controls and to identify procedures for those actions. Amendments to the comprehensive plan and development regulations are legislative functions separate from any permit process otherwise set forth in this section.

(B) Development Regulations and Other Official Controls. This section is intended to provide the method for adopting amendments to the text and official map of the city's development regulations and other official controls. Requests to change a regulatory zone affecting a parcel of land, or portion of a lot, are processed under this section.

(1) Initiation of Amendment. An amendment to the zoning code or other official controls may be initiated by:

- (a) The city council;
- (b) The planning commission;
- (c) The city-designated official;
- (d) One or more property owners directly affected by a proposal through the submittal to the city of an application and fee as set forth in subsections (D)(2) and (D)(3) of this section;
- (e) Citizen advisory committees or organizations through the submittal to the city of an application and fee as set forth in subsections (D)(2) and (D)(3) of this section.

(2) Application Required. A zoning code amendment application is required to formally request a change to the regulations and standards in this UDC. A zoning map amendment (rezone) application is subject to the requirements of GFMC [19.04C.070](#). All zoning map amendment (rezone) applications must be accompanied by a comprehensive plan amendment application in compliance with subsection (C) of this section. Applications shall include:

- (a) A completed zoning code or zoning map amendment application form;
- (b) Property owners' and agents' names, addresses, and other contact information;
- (c) Reason for the requested change;
- (d) Statement of how the proposed amendment is consistent with comprehensive plan goals and policies;
- (e) For proposed amendments regarding a specific parcel or parcels rather than a zone, district or designated area of the city:
  - (i) Parcel identification number and address of the parcel or parcels;
  - (ii) Mailing labels of all property owners within 300 feet of the parcel or parcels;
  - (iii) A legal description of the subject property; and
  - (iv) Vicinity map;
- (f) A completed environmental checklist; and
- (g) Other relevant information regarding the proposal.

(3) Fees. As may be established by resolution of the city council.

(4) Staff Report. The designated official shall prepare a written report on each amendment pending before the planning commission. The report shall be transmitted to the planning commission and to the applicant before the public hearing. Each report shall contain:

- (a) Any factual findings pertaining to the amendment.
- (b) Any comments from city departments or other agencies with jurisdiction.
- (c) The environmental assessment, SEPA determination and/or final environmental impact statement.
- (d) The designated official's recommendation.

(5) Public Hearing by Planning Commission. The city shall give notice and the planning commission shall hold a public hearing prior to the recommendation for adoption or amendment of any official control to the city council. See GFMC [19.04B.405](#) through [19.04B.460](#) for hearing procedures and rules.

(6) Adoption by City Council. Amendments to the development regulations or other official controls shall be adopted by the city council by ordinance after a public hearing on the planning commission's recommendation.

(C) Comprehensive Plan. This section is intended to provide the method for adopting amendments to the text and official maps of the city's comprehensive plan. Comprehensive plan amendments may include, but are not limited to, policy changes; land use designation changes; level of service standard changes; addition of new analyses; addition of new elements; or other changes that are mandated by state law or determined to be in the interest of the city. GFMC [19.04C.040](#) describes the adopted comprehensive plan.

(1) Initiation of Amendment. Pursuant to the docketing process set forth under subsection (D) of this section, an amendment to the comprehensive plan may be initiated by:

- (a) The city council requesting the planning commission to set the matter for hearing and recommendations;
- (b) The planning commission with the concurrence of the designated official;
- (c) The city designated official;
- (d) One or more property owners directly affected by a proposal through the submittal to the city of an application and fee as set forth in subsections (C)(2) and (C)(3) of this section;
- (e) Citizen advisory committees or organizations through the submittal to the city of an application and fee as set forth in subsections (C)(2) and (C)(3) of this section.

(2) Application Required. Application for a change to the comprehensive plan shall include:

- (a) A completed application form;
- (b) Property owners' and agents' names, addresses, and other contact information;
- (c) Reasons for the requested change;
- (d) Statement of how the proposed amendment is consistent with comprehensive plan goals and policies;
- (e) For proposed amendments regarding a specific parcel or parcels rather than a zone, district or designated area of the city:
  - (i) Parcel identification number and address of the parcel or parcels;
  - (ii) Mailing labels of all property owners within 300 feet of the parcel or parcels;
  - (iii) A legal description of the subject property; and
  - (iv) Vicinity map;
- (f) A completed environmental checklist; and
- (g) Other relevant information regarding the proposal.

(3) Fees. As may be established by resolution of the city council.

(4) Staff Report. The designated official shall prepare a written report on each amendment pending before the planning commission. The report shall be transmitted to the planning commission and to the applicant before the public hearing. Each report shall contain:

- (a) Any factual findings pertaining to the amendment.
- (b) Any comments from city departments or other agencies with jurisdiction.
- (c) The environmental assessment, SEPA determination and/or final environmental impact statement.
- (d) The staff's recommendation.

(5) Public Hearing by Planning Commission. The planning commission shall hold a public hearing prior to the recommendation for adoption or amendment of any comprehensive plan amendment to the city council. See GFMC [19.04B.405](#) through [19.04B.460](#) for hearing procedures and rules.

(6) Adoption by City Council. Amendments to the comprehensive plan shall be adopted by the city council by ordinance after a public hearing on the planning commission's recommendation.

(D) Docket Process. The comprehensive plan shall be amended no more frequently than annually, except that subarea plans may be adopted as amendments at any time. Amendment proposals shall be processed as follows:

- (1) The city shall advertise the comprehensive plan amendment docketing process on September 1st, inviting the public to propose amendments by October 31st. The notice shall also state that the city council shall decide which proposed amendments will be carried forward during the current cycle.



(2) At the close of the proposal period, the submittals shall be reviewed by the planning commission and the proposals recommended for further processing sent to the city council. This list will include proposals submitted by city departments, boards and commissions and other agencies as well as private parties.

(3) The city council shall adopt a resolution directing the designated official to proceed with the selected amendments for the current cycle. Proposed amendments that are eliminated from further consideration may be resubmitted in the next cycle.

(E) [Exceptions to Annual Cycle. Amendments may be considered more frequently than once per cycle for any of the reasons specified in RCW 36.70A.130\(2\)\(b\).](#)

#### **19.04C.065 Home Occupations**

(A) Purpose. The purpose of this section is to provide standards which allow [an individual in a residential of a single-family dwelling](#) to operate a limited activity from their principal residence or permitted accessory structure while achieving the goals of retaining residential character, maintaining property values and preserving environmental quality.

(B) Applicability. ~~Home occupations are permitted in residential zones, and within legal non-conforming residential structures occupied as a primary residence in non-residential zones, provided it complies with the standards outlined in GPMC Chapter 19.04C.065(D). Home occupations are only permitted in the R-2.3, R-9,600, R-7,200, MR, and DT-2,500 zones. Home occupations are conditional in the CBD zone with approved residential uses.~~

(C) Exemptions.

(1) Home-based day care provisions are stated in GPMC [19.06.080](#).

(2) Temporary lodging facilities (lodging house), including bed and breakfast inns and boarding/rooming homes, are exempt from the regulations of this section.

(D) Performance Standards.

(1) Intent. It is the intent of this subsection to provide performance standards for home occupation activities, not to create a specific list of every type of possible home-based business activity. The following performance standards prescribe the conditions under which home occupation activities may be conducted when incidental to a residential use. Activities which exceed these performance standards should refer to this section to determine the appropriate commercial, industrial, civic, or office use category which applies to the activity.

(2) General Provisions. The following general provisions shall apply to all home occupation activities:

(a) The activity is clearly incidental and secondary to the use of the property for residential purposes and shall not change the residential character of the dwelling or neighborhood;

(b) External alteration inconsistent with the residential character of the structure is prohibited;

(c) Use of hazardous materials or equipment must comply with the requirements of the International Building Code and the International Fire Code;

(d) The activity does not create noticeable glare, noise, odor, vibration, smoke, dust or heat at or beyond the property lines;

(e) Use of electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or fluctuations in line voltage at or beyond the property line is prohibited;

(f) Manufacturing shall be limited to the small-scale assembly of already manufactured parts, but does not preclude production of small, individually handcrafted items, furniture or other wood items as long as the activity meets the other standards of this chapter;

(g) Customers/clients are prohibited on the premises prior to 6:30 a.m. and after 7:30 p.m.;

(h) Sales in connection with the activity are limited to merchandise handcrafted on site or items accessory to a service (e.g., hair care products for beauty salon);

(i) In addition to the single-family parking requirements, off-street parking associated with the activity shall include one additional space in accordance with standards set forth in GPMC [19.06.050\(A\)\(3\)\(a\)](#);

(j) Only the resident can perform the activity; nonresident employees are prohibited;

(k) The activity shall be limited to an area less than 500 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less;

(l) One vehicle, up to 10,000 pounds gross vehicle weight, is permitted in connection with the activity;

- (m) The activity shall be performed completely inside the residence, an accessory structure or a combination of the two;
- (n) There shall be no outside display or storage of materials, merchandise, or equipment;
- (o) Approval. A home occupation permit is a Type I permit subject to administrative approval by the city's designated official. See Table 2, GFMC [19.04A.210](#)(D). [Ord. 1020 § 1 (Att. A), 2022.]

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#### **19.04D.010 Purpose.**

The purpose of this chapter is to set forth the criteria, standards and requirements for the review and approval of subdivisions and short subdivisions. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.020 Review and approval criteria.**

(A) Each proposed subdivision or short subdivision shall be reviewed to ensure that:

- (1) The proposal conforms to the goals, policies, criteria and plans set forth in the city of Granite Falls comprehensive plan;
- (2) The proposal conforms to the development standards set forth in this title;
- (3) The proposal conforms to the requirements of this section and those set forth in this chapter and [GPMC 19.06.150](#) and GPMC 19.04A.205 through 19.04A.260;
- (4) The proposed street system conforms to the city of Granite Falls public works standards and specifications and is laid out ~~in a traditional street grid~~ such a manner as to provide for the safe, orderly and efficient circulation of traffic;
- (5) The proposed subdivision or short subdivision will be adequately served at the applicant's cost with city-approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
- (6) The layout of lots, and their size and dimensions, take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography, trees and vegetation will result from development of the lots;
- (7) Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected;
- (8) Safe walk to school procedures, as established by the Granite Falls School District No. 332, have been met;
- (9) Tree preservation requirements have been adequately met.

(B) Lack of compliance with the criteria set forth in subsection (A) of this section shall be grounds for denial of a proposed subdivision or short subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.

(C) No final plat or short subdivision shall be approved unless:

- (1) The final plat or short subdivision is in substantial conformance with the provisions for the preliminary approval, including any conditions imposed as part of the approval.
- (2) The final plat or short subdivision contains a dedication to the city of all common improvements, including but not limited to streets, roads, sewage disposal, water supply systems, and storm drainage and disposal, which were a condition of approval.
- (3) All common improvements required as conditions of approval of the proposed subdivision or short subdivision have been referenced on the final plat or short subdivision.
- (4) City-approved water and sewer facilities shall be available to each lot created by the division of land. Other common utilities, systems, and features designed to serve all lots within the subdivision such as, but not limited to, power, phone service, natural gas, critical area(s) impact mitigation, storm drainage and detention/infiltration systems designed to be used by the entire subdivision, and street illumination systems, all located either within public right-of-way, future public right-of-way, or easements dedicated to the utility(ies), shall also be constructed and installed prior to final approval and available to each lot created by the division of land.
- (5) The final plat or short subdivision is in compliance with the provisions of GPMC 19.07.020, Critical areas regulations, and Chapter 19.12 GPMC, Concurrency and Adequacy.
- (6) Except when a surety bond, a cash deposit or assignment of funds for the construction of certain improvements has been approved pursuant to subsection (C)(7) of this section, all required improvements, public or private, have been constructed or installed in accord with the provisions of this chapter and the requirements of the approved preliminary plat, subject to inspection and approval by the city engineer.
- (7) For subdivisions (long plats), the applicant may be allowed to submit a surety bond, a cash deposit or an assignment of funds acceptable to the city in lieu of actually installing or constructing certain of the required improvements meeting the description in criteria in subsection (C)(7)(a), (C)(7)(b) or (C)(7)(c) of this section and subject to written approval by both the public works director and city engineer. Their decision shall consider all relevant factors including the following criteria:



- (a) Whether only minor items of the required improvements need to be completed such as the final lift of asphalt pavement and/or landscaping; or
- (b) Whether the city and/or other public agency's capital project needs to be completed ahead of the required improvements to allow for logical sequence of construction to prevent damage or disruption to the improvements being made; or
- (c) Whether constructing the required improvements prior to plat approval will create an unnecessary and unusual hardship to the applicant that is not self-created; and
- (d) Whether the need for the surety bond, cash deposit, or assignment of funds is not the result of deliberate actions of the applicant; and
- (e) The extent to which public health, safety, and welfare are not endangered by allowing the plat to be approved without the required improvements being completed, prior to final plat approval.

(D) When the city administrator finds that the final plat or short subdivision is in substantial conformity to the preliminary approval, ~~he or she~~they shall endorse ~~his or her~~their approval on the final plat or short subdivision and shall implement the final approval and recording procedures set forth in Chapter 19.05 GFMC, Subdivisions, Binding Site Plans, and Boundary Line Adjustments, and this title. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.030 Subdivision names.**

No subdivision shall be approved which bears a name using a word which is the same as, similar to or pronounced the same as a word in the name of any other subdivision in the county, except for the words "town," "city," "place," "court," "addition," "acres," "heights," "villa," or similar words, unless the land so divided is contiguous to the subdivision bearing the same name. All plats must continue the block numbers of the plat of the same name last filed. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.040 Lot standards.**

(A) Suitability for Intended Use. All lots shall be suitable for the general purpose for which they are intended to be used. No lot shall be of such size or design as to be detrimental to the health, safety or sanitary needs of the residents of the subdivision or such lot.

(B) Lots shall be created by following the procedures of Chapter [19.05](#) GFMC, Subdivisions, Binding Site Plans, and Boundary Line Adjustments, and this title.

(C) No lot shall be established which is in violation of the Granite Falls Municipal Code.

(D) Lot Shapes. Lot shapes shall be designed to avoid awkward configuration or appendages.

(E) Width – Area – Frontage. Each lot shall have sufficient width, area and frontage to comply with the minimum site requirements as set forth in GFMC [19.06.010](#), Density and dimension.

(F) Depth. Each lot should have an average depth between the front and rear lot lines of not less than one foot depth for each one foot of width.

(G) Front Lot Line. For corner lots, double frontage lots, and single frontage lots, the front lot line shall be the property line(s) separating the lot from a street or vehicle access corridor.

(H) Side Lot Lines. As much as possible, where topography and natural features permit, side lot lines should run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve.

(I) Building Setback Lines. Where watercourses, topography, geology and soils, vegetation, utilities, lot configuration, or other unique circumstances dictate a different building envelope than that set by GFMC [19.06.010](#), Density and dimension, building setback lines may be required to be shown on the final plat or short subdivision map and observed in the development of the lot.

(J) Future Subdivision of Lots. Where the subdivision or short subdivision will result in a lot one-half acre or larger in size which is likely to be further divided in the future, it may be required that the location of lot lines and other details of layout be such that future division may readily be made without violating the requirements of this section and without interfering with orderly extension and connection of adjacent streets. It is intended that the lot lines and other details of future subdivision be advisory only, and shall not be final or binding on the applicant unless he makes further application; however, any restriction of buildings within future street locations may be imposed and may require such restrictions to be set forth on the final plat or short subdivision. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.050 Exception to lot standards.**

(A) Cluster – Zero Lot Line – Townhouse Development. The relaxation of building setbacks, lot size and lot frontage requirements as set forth in GFMC [19.06.010](#), Density and dimension, and GFMC [19.04D.040](#), Lot standards, may be authorized for a subdivision developed in compliance with GFMC [19.06.010](#)(E), General Development Standards. Such authorization shall only occur where the applicant presents a plan whereby the entire subdivision will be designed and developed with provision for proper maintenance of recreation facilities and open space which will be commonly available for

use of the residents of the subdivision and which will be of such benefit to said residents as is equal to that which would be derived from observance of the size and frontage requirements otherwise specified. The relation of said requirements shall not violate the purpose and criteria set forth in GFMC [19.05.005](#), Introduction and purpose, and GFMC [19.04D.020](#), Review and approval criteria, respectively.

(B) Eminent Domain. Parcels smaller than otherwise permitted by the Granite Falls Municipal Code may be created through the action of governmental agencies including the city of Granite Falls by such actions as eminent domain and the splitting of a parcel by dedicated right-of-way. Wherever possible, such parcels shall be merged in title with adjacent lots to create lots in compliance with the Granite Falls Municipal Code.

(C) Substandard Lots. A lot of record created prior to the effective date of the Granite Falls Municipal Code that does not meet the minimum area or dimensional requirements of the land use district in which located shall be considered a conforming lot of record if the following requirements are met: there must be no adjoining lots of record of continuous boundary in the same ownership to which the substandard lot can be merged in title or with which the lot lines can be adjusted to create lots of record which would comply with the Granite Falls Municipal Code.

(D) Lots for Building Pads. In industrial, business and multiple residential zones, lots with boundaries coterminous or nearly so with building walls may be created. The standards that normally would apply to such lots shall apply instead to the project tract of which such lots are a part. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.060 Easements.**

(A) Public easements for the construction and maintenance of utilities and public facilities shall be granted to the city or utility provider to provide and maintain adequate utility service to each lot and adjacent lands. The minimum width of the public easements shall be 15 feet or the minimum necessary as determined by the utility, unless the city determines a smaller or larger width is appropriate based on site conditions. Whenever possible, public easement shall be combined with driveways, pedestrian access ways and other utility easements.

(B) Private easements for the construction and maintenance of utilities within the subdivision or short subdivision shall be granted so that individual lots gain access to public facilities. The widths of the private easements shall be the minimum necessary as determined by the utility, unless the city determines a larger width is appropriate based on the site conditions.

(C) When there is a need to use a stream for stormwater control purposes, public improvement and maintenance easements at least 20 feet wide shall be provided for storm drainage. Larger widths may be required where necessary. When possible, said easements shall be located along the centerlines of such facilities. Public improvement and maintenance easements for creeks and other watercourses shall be provided and shall extend 25 feet in each direction from the waterway centerline or 10 feet from the top of the ordinary high water mark, whichever is greater.

(D) Native growth protection easements (NGPE) shall be granted as deemed appropriate by the city where the preservation of native vegetation benefits the public health, safety and welfare, including control of surface water and erosion, maintenance or slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPE shall impose upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public by the city of Granite Falls, to leave undisturbed all trees and other vegetation within the easement, except that are required for future construction of multipurpose trails and city-approved utilities. The vegetation within the easement may not be cut, pruned, covered by fill, removed, damaged or enhanced without express written permission from the city of Granite Falls.

(E) Easements for utility mains or lines shall prohibit the placement of any building on or over the easement, but shall not preclude landscaping of an appropriate variety as determined by the designated official. The city encourages the use of an easement for more than one utility and pedestrian access provided the designated official finds the multiuse appropriate. Restoration shall be required of the site following any excavation or other disturbance permitted by the easement.

(F) Easements required by this section shall be granted by the terms and conditions of such easements being shown on the final plat or short subdivision or by separate instrument.

(G) Areas used as regional utility corridors shall be contained in tracts separate from the lots, but sharing of tracts among utilities is encouraged. [Ord. 1020 § 1 (Att. A), 2022.]

#### **19.04D.065 Legal Lot Status Determination.**

##### **(A) Purpose.**

(1) The purpose of this section is to provide a process and criteria for determining whether a lot, tract, or parcel (parcels) is a lot of record consistent with applicable state and local law, and to provide alternate criteria for determining lot status for a parcel that may not qualify outright as a lot of record.

##### **(B) Applicability and Burden of Proof.**

(1) The standards of this section apply to all requests for lot status determinations or for any applications relating to land development, building permits, property division, boundary line adjustment or any other land use actions when a lot status determination is necessary pursuant to RCW 58.17.210.

(2) The applicant shall bear the burden of proving that a parcel of land is a lot of record.

(C) Determination Process.

(1) Lot Status Determinations as Part of a Building Permit or Other Land Use and Development Request.

(i) Lot status determinations involving building permit or other land use and development applications shall submit all materials set forth in subsection (d) of this section, along with the underlying applications, and required application fees.

(ii) Concurrent review with an underlying application shall follow the process for the underlying building permit or land use permit.

(iii) A separate written approval of a lot status determination will not be issued unless requested by the applicant.

(2) Lot Status Determinations Without a Building Permit or Other Land Use and Development Request.

(i) Lot status determinations not involving any other concurrent City reviews shall submit all materials set forth in subsection (d) of this section, a complete Type I application and current fee.

(ii) The lot status determination shall be reviewed for compliance with the criteria in this section.

(iii) The City will issue a written determination of lot status.

(3) If any nonconforming lot is held in common ownership with an adjacent lot or lots and the combined lots have previously functioned as a single lot to support or allow a use or development, then the nonconforming lot is deemed to have been combined with the adjacent lot or lots and may only be used in accordance with this title as a single lot.

(D) Submittal Requirements. The following materials shall be provided by all applicants for a lot status determination:

(1) Complete application (if not a concurrent review);

(2) Written narrative explaining the purpose of the request;

(3) Title report (prepared within 30 days of submittal to the City);

(4) Scaled site plan to include property lines, dimensions, structures, site improvements, easements and utility locations;

(5) Any existing evidence of legal lot status such as:

(i) Prior approved and recorded short subdivision or subdivision approval showing formal lot creation;

(ii) Recorded deeds or contracts describing the lot or lots either individually or as part of a conjunctive legal description (e.g., Lot 1 and Lot 2); or

(iii) Historic tax records or other similar evidence, describing the parcel as an individual lot.

(E) Decision Criteria. The designated official shall determine that a parcel is a legal lot of record when the parcel meets one or more of the following criteria:

(1) The parcel was created through a subdivision or short subdivision in the city after June 17, 1970.

(2) The parcel was created through a subdivision or short subdivision recorded with Snohomish County or approved by Snohomish County prior to annexation and after August 9, 1969.

(3) The parcel was created through a subdivision or short subdivision with written approval by Snohomish County between 1937 and 1969 and has been subsequently developed, sold through deed transfer and meets the requirement of subsection (f)(3) of this section.

(4) The lot was created by a process defined in RCW 58.17.040 RCW.

(F) Alternate Decision Criteria for Determining Lot Status. The designated official shall determine that a parcel is a legal lot of record when the parcel meets one or more of the following criteria:

(1) The parcel was created through territorial platting prior to 1937, was not subsequently developed, altered or improved, and the applicant can demonstrate that the parcel meets the requirement of subsection (f)(3) of this section.



(2) The parcel is a tax parcel created for tax segregation purposes by the County Assessor and the applicant can demonstrate that the parcel meets the requirement of subsection (f)(3) of this section and the following:

(i) The parcel was created by a tax segregation process prior to March 4, 1972; and

(ii) The parcel was defined by metes and bounds legal description or fractional section description and conveyed by notarized deed prior to December 31, 1968; or

(iii) The parcel was conveyed as an individually described parcel to separate, noncontiguous ownerships through a fee simple transfer or purchase.

(3) For consideration for an alternative determination of lot status, the applicant shall demonstrate that:

(i) The parcel substantially meets or can meet current zoning standards per Title 19 including but not limited to access to public utilities, site access, road, sidewalk, stormwater, lot size, setbacks, etc.; and

(ii) The parcel does not adversely impact public health or safety; and

(iii) The parcel does not adversely affect or interfere with the implementation of the Comprehensive Plan.

(iv) For purposes of reviewing the status of preexisting parcels, parcels within 10 percent of lot size standards shall be considered to substantially meet the current standards unless the designated official determines that public health or safety impacts are present.

(G) Prior Determination.

(1) Lots which have been recognized through a previous lot status determination, including approvals from Snohomish County before annexation, or other planning approval in which lot recognition is made, are lots of record. Such parcels shall remain lots of record unless the property owner consolidates or merges the lot with another lot or alters the lot or portions of a lot subject to a court decision. Any such change shall necessitate a new legal lot determination through the processes outlined in this section.

(2) The City shall have the authority to review lots that have been altered through the boundary line agreement process identified in RCW 58.04.007. If the City determines that the limited parameters of RCW 58.04.007 do not apply to a recorded boundary line agreement, the City's determination of lot status shall be based on the recorded boundaries prior to the agreement, unless a boundary line adjustment is approved through the process outlined in Section 19.05.200.

#### **19.05.310 Fee Simple Unit lot subdivisions.**

(A) Purpose. The purpose of this section is to allow subdivision of certain housing types where subdivision is not otherwise possible due to conflicts between characteristics of the development type and applicable dimensional standards. in Chapter 19.06 GFMC. In such cases, the unit lot subdivision process provides opportunities for fee simple ownership of land as an alternative to condominium ownership. The purpose is to also allow for the creation of lots for the individual ownership of these types of housing units while applying only those site development standards applicable to the parent parcel(s) as a whole, established in GFMC Title 19.03 Zoning. Unit lot subdivision applies the dimensional standards to the overall site, the "parent lot," while allowing flexibility in the dimensional standards for the subordinate "unit lots." This section is not intended to permit uses or densities that are not otherwise allowed in the land use designations in which a unit lot subdivision is proposed.

(B) Administrative Deviation from Dimensional Standards. The overall development on the parent lot proposed for subdivision shall maintain consistency with the development standards applicable to the land use designation and the land use type at the time the application is vested, as specified by the applicable code provisions and this section. Subsequent additions or modification to the structure(s) shall not create any nonconformity of the parent lot. Administrative deviation from setback, lot width, lot coverage~~hard surface coverage~~, and lot area standards in Chapter 19.03 GFMC may be approved for individual unit lots through a unit lot subdivision, subject to any limitations in this section. Structures on unit lots and structures divided by unit lots that conform to a recorded unit lot subdivision shall not be considered nonconforming under GFMC 19.06.140.

(C) Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

(D) Unit Lot Subdivision does not allow separate ownership of stacked unit(s). However, a condominium and unit lot subdivision can be combined in cases where a unit lot has stacked units and separate unit ownership is desired.

(E) Unit lot subdivisions and subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.

(~~DF~~) Approval Process. Unit lot subdivisions of nine or fewer lots shall be processed in the same manner as short plats pursuant to the associated permit type in Chapters [19.04A](#) and [19.04B](#) GPMC. Unit lot subdivisions of 10 or more lots shall be processed as plats pursuant to the associated permit types in Chapters [19.04A](#) and [19.04B](#) GPMC.

(~~EG~~) Approval Criteria. In addition to any other standards and approval criteria applicable to a unit lot subdivision proposal, including but not limited to criteria in Chapters [19.03](#), [19.04C](#), and [19.04D](#) GPMC, proposals shall be subject to the following:

(1) Each unit lot shall have individual sewer service, water service, and a power meter specific to that unit.

(2) Private usable open space of at least 400 square feet, exclusive of required parking, shall be provided for each dwelling unit on the same unit lot as the dwelling unit it serves. Such areas shall have a minimum dimension of 15 feet and shall be usable.

(3) Parking shall be calculated and designed for each lot in compliance with Chapter [19.06](#) GPMC, although parking required for a dwelling may be provided on a different lot or tract within the parent lot as long as the right to use that parking is formalized by an easement declared on the plat. Where parking for detached single-family buildings is provided on a different lot or tract, parking allowances for detached single-family residences in Chapter [19.06](#) GPMC, including tandem parking and backing into a street, shall not apply.

(4) Private access drives are allowed to provide access to dwellings and off-street parking areas within a unit lot subdivision. Access, joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open area and other similar features, as recorded with Snohomish County.

(5) Access and utility easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; drainage facilities; underground utilities; common open space (such as common courtyard open space); exterior building facades and roofs; and other similar features, and shall be recorded with the Snohomish County auditor.

(6) Subdivision of common wall or zero lot line development such as townhouses shall provide a five-foot-wide building maintenance easement for external walls, eaves, chimneys, and other architectural features that rest directly on the lot line. The maintenance easement shall be shown on the face of the plat.

~~(7) The final plat shall note all conditions of approval, that unit lots are not buildable lots independent of the overall development, and that additional development of the individual unit lots, including but not limited to reconstruction, remodel, maintenance, and addition, shall comply with conditions of approval and may be limited as a result of the application of development standards to the parent lot or other applicable regulations.~~

(~~8~~) The application for unit lot subdivisions shall include a detailed, scaled site plan with building footprints. Adequate information shall be provided to determine compliance with all applicable criteria.

~~(F) The facts that the unit lot is not a separate buildable lot and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with Snohomish County. [Ord. 1020 § 1 (Att. A), 2022.]~~

(H) Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:

(1) Approval of the design and layout of the development plan was granted by the review of the development, as a whole, on the parent lot (including the subject project file number if applicable);

(2) Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved development plan;

(3) If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved development plan;

(4) The unit lot is not a separate buildable lot and that development of the individual unit lots, including but not limited to reconstruction, remodel, maintenance, and addition, may be limited as a result of the application of development standards to the parent lot, shall be noted on the plat, as recorded with Snohomish County. [Ord. 1020 § 1 (Att. A), 2022.]

### 19.06.010 Density and dimension.

(A) Purpose. The purpose of this chapter is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high-quality development within the city.

(B) Density Standards. All residential density provisions are herein expressed in terms of minimum lot size based on the [density standards](#) adopted in the comprehensive plan.

(1) Density bonuses in accordance with planned residential developments shall be authorized in approvals as described in Chapter [19.05](#) GFMC.

[\(2\) Stormwater features, roads, and critical areas \(exclusive of buffers\), are not included in density calculations.](#)

.....

(E) General Development Standards.

(1) Existing Lot – Single-Family Dwelling Permitted. In any zone that permits a single-family dwelling unit, a single-family dwelling unit and permitted accessory structures may be constructed or enlarged on one lot which cannot satisfy the density requirements of the zone where the lot was legally created prior to the effective date of this regulation. This section shall not waive the requirements for setbacks and height of the zone in which the lot is located.

(2) Combining Lots – Interior Yard Setback Exception. Where two or more lots are used as a building site and where principal buildings cross lot lines, interior yard setbacks shall not be required from those lot lines crossed by the principal building.

(3) Legally Created Lots – Development Permitted Proof.

(a) Development shall be permitted only on legally created lots.

(b) To establish that a lot has been legally created, the applicant must provide one of the following:

(i) A copy of formal plat, short plat, or large lot subdivision approved by Granite Falls separately describing the lot.

(ii) A copy of the boundary line adjustment or lot combination separately describing the lot.

(iii) Documentation that the creation of the lot was exempt from the provisions of the subdivision title.

(iv) A deed, contract of sale, mortgage, recorded survey, or tax segregation that separately describes the lot.

(c) Pipestem (Flag) Lots. Pipestem (flag) lots are allowed in the R-2.3, R-9,600 and R-7,200 zones. Pipestem (flag) lots may be approved subject to the criteria provided in this code.

(d) Bulkheads and Retaining Walls. Any structure constructed and erected between lands of different elevations used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of six feet, provided all applicable site distance requirements are met.

(4) Development Standards for All Pipestem (Flag) Lots. All pipestem (flag) lots, irrespective of when platted, shall meet the following standards, subject to site plan review:

(a) All development of principal residences, accessory dwellings, garages, sheds, and other structures shall be built within the required setbacks.

(b) The “building area” within the setbacks shall be large enough to accommodate a 40-foot-diameter building circle to ensure that the shape of the lot is adequate to support development that results in attractive, usable open spaces.

(c) The perimeter treatment of the lot including the driveway portion may include fencing or landscaping to screen the development from adjacent properties.

(d) The maximum length of a “flag” shall be 200 feet.

(5) Sanitary Sewer Connection. All new developments requiring sanitary sewer facilities must connect to a public sewer system if the system is within 200 feet of the property line. If not within 200 feet, the development must connect at the time that public sewer becomes available to any property served by a private sewage disposal system. This connection must be made within 90 days of sewer availability.

Any existing septic system that fails to meet Snohomish health district standards must be repaired or replaced within 90 days of failure.



(6) Stormwater Drainage and Water Quality. All development shall comply with the Department of Ecology's 2005 Stormwater Management Manual for Western Washington and revisions thereto. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**19.06.020 Landscaping and screening.**

(A) Purpose. The purpose of this section is to establish standards for landscaping and screening, to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, lessen environmental and improve aesthetic impacts of development and to enhance the overall appearance of the city. Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be types and ultimate sizes at maturity that will not impair scenic vistas.

(B) Applicability. The standards set forth in this section shall apply to:

- (1) All uses of land which are subject to site plan or architectural design review;
- (2) The construction or location of any duplex, triplex, or multifamily structure of three-four or more attached dwelling units;
- (3) Any new subdivision or manufactured/mobile home park;
- (4) The construction or expansion of any commercial structure or parking facility;
- (5) The construction or expansion of any industrial structure or parking facility.

(C) Landscape Plan. A plan of the proposed landscaping and screening of projects subject to this section shall be provided as part of the application and shall contain the following:

- (1) Identification of existing trees and tree canopies;
- (2) Identification of S significant trees and vegetation to remain;
- (3) New landscaping – location, species, diameter or size of materials using both botanical and common names. Drawings shall reflect the ultimate size of plant materials;
- (4) Identification of tree protection techniques.
- (5) Alternative Landscaping Plans. The city may authorize modification of the landscape requirements when alternative plans comply with the intent of this chapter and:
  - (a) The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this section; or
  - (b) The alternative plan incorporates the increased retention of significant trees and naturally occurring undergrowth; or
  - (c) The alternative plan incorporates unique, historic or architectural features such as plazas, courts, fountains, trellises, or sculptures.
  - (d) The landscape plan shall be prepared by a professional landscape designer. The applicant must demonstrate expertise in landscape design in order to qualify/prepare landscape plans. This requires the submittal of a resume, and a list of recent project experience.

(D) Preservation of Significant Trees and Vegetation.

(1) The city of Granite Falls shall assume jurisdiction and implementation of the Class IV Forest Practices Act as defined by the Washington State Department of Natural Resources (DNR).

~~(2) All significant trees in required perimeter buffers or required setbacks pursuant to the applicable zoning district shall be retained. Retention of significant trees on the remaining portions of the site is encouraged, especially for conifers.~~

~~(3) Significant trees removed from a required perimeter buffer or a required setback pursuant to the applicable zoning district shall be replaced at a ratio of three replacement trees for every significant tree removed. Conifer replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting. The type and species of the replacement trees shall be subject to approval by the designated official.~~

~~(4) Significant trees are those which are over 15 inches in diameter measured at a point two feet above the existing ground. (2) Significant trees, which include evergreen and/or deciduous trees, excluding Alders or Cottonwoods, 10~~

inches in diameter or greater measured at a point four and one-half feet above existing grade, shall be retained as follows:

(a) Perimeter landscaped areas that do not constitute a safety hazard shall be retained.

(b) At the discretion of the designated official, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention, including those located within NGPA tracts (specifically along the fringes) or other areas as identified. The arborist shall make a written recommendation to the planning department with regard to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.

(c) To provide the best protection for significant trees or areas of native vegetation designated as landscape buffer during the construction stage, a temporary five-foot-high, orange clearing limits construction fence shall be erected in a line generally corresponding to the dripline of any significant tree to be retained, or five-feet wide around native vegetation to be retained. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation. All such fencing shall be installed and inspected by the community development department prior to commencement of site work.

(d) At the discretion and approval of designated official, where it is not feasible and/or desirable to retain the significant trees, the applicant may propose a planting plan on an alternative site or area, or payment into the city tree fund, that provides effective replacement of the functions and/or value lost through removal of the significant trees.

(e) Significant trees removed shall be replaced at a ratio of one replacement tree for every significant tree removed. The type, species, and location of the replacement trees shall be subject to approval by the designated official. Replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting.

~~(f)(a) The Designated Official may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain.~~

~~(g)(b) The Designated Official may also determine a tree to be significant due to the uniqueness of the species or to protect a wildlife habitat.~~

~~(35) If the grade level adjoining a tree to be retained is altered such that the tree might be endangered, then a dry rock wall or rock well shall be constructed around the tree. The diameter of this wall or well must be approximately the diameter of the "drip line" of the tree.~~

~~(46) Impervious or compactible surfaces within the area defined by the drip line of any tree to be retained may be permitted if a qualified arborist certifies that such activities will not endanger the tree or trees.~~

~~(57) Retention of other existing vegetation that is equal to or better than available nursery stock is strongly encouraged.~~

~~(8) Areas of native vegetation designated as landscape or buffer areas shall be protected by a five-foot-wide no construction zone during construction. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation.~~

#### (E) Requirements for Residential Developments.

(1) Perimeter Areas. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways, ~~and~~ parking and loading areas, or other hard surface coverage shall be landscaped. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the designated official.

#### ~~(2) Street Frontages.~~

~~(a) All street frontages shall include street trees planted no further apart than 30 feet.~~

~~(b) If due to the required location of driveways or utilities or topography prohibits the planting of street trees 30 feet on center then the designated official may approve street trees closer than 30 feet on center or the grouping of trees on site that achieves the same total tree count as would have been achieved with trees 30 feet on center.~~

~~(c) Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the designated official.~~

(F) Requirements for Commercial and Industrial Uses.

(1) Perimeter Areas. ~~See subsection (E)(I) of this section. Perimeter areas not covered with buildings, driveways and parking and loading areas shall be landscaped. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the designated official.~~

(2) Buffer Areas. Where a development subject to these standards is contiguous to a residential zoning district or areas of residential development, then the required perimeter area shall be landscaped the full width of the setback areas as follows:

- (a) A solid screen of evergreen trees or shrubs; or
- (b) A solid screen of evergreen trees and shrubs planted on an earthen berm an average of three feet high; or
- (c) A combination of trees or shrubs and fencing where the amount of fence does not exceed 50 percent of the linear distance of the buffer, planted so that the ground will be covered within three years.

~~(3)(3) Areas without Setbacks. Street Frontages.~~

~~(a) All street frontages shall include street trees planted no further apart than 30 feet.~~

~~(b) If due to the required location of driveways or utilities or topography prohibits the planting of street trees 30 feet on center then the designated official may approve street trees closer than 30 feet on center or the grouping of trees on site that achieves the same total tree count as would have been achieved with trees 30 feet on center.~~

~~(c) Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the designated official.~~

~~(a) In areas where there is no required setback or where buildings are built to the property line, development subject to this chapter shall provide a street tree at an interval of one every 20 feet or planter boxes at the same interval or some combination of trees and boxes, or an alternative.~~

~~(b)~~ Street trees shall be a minimum caliper of two inches and be a species approved by the city and installed to city standards. Planter boxes shall be maintained by the property owners and shall be of a type approved by the city.

(G) Parking Lot Landscaping and Screening. The standards of this section shall apply to all public and private parking lots and parking areas providing spaces for 10 or more cars.

(1) Perimeter Landscaping. In order to soften the visual effects or separate one parking area from another or from other uses, the following standards apply:

(a) Adjacent to a street or road, the minimum width shall be 10 feet wide. On all other perimeters the depth shall be a minimum of five feet. Where parking areas are bordered by more than one street, the landscape strip shall apply to both.

(b) Visual screening through one or any combination of the following methods is required:

(i) Planting of living ground cover as well as shrubs or trees which will form a solid vegetative screen at least three feet in height; or

(ii) A fence or wall at least three feet high combined with low planting or wall-clinging plant materials. Materials should be complementary to building design; or

(iii) Earth mounding or berms having a minimum height of three feet and planted with shrubs and trees.

(c) In order to protect vision clearances, areas around driveways and other access points are not required to comply with the full screening height standards. The specific horizontal distance exempt from this standard shall be 20 feet.

(2) Interior Small Parking Lot Landscaping. All parking lots that contain between 10 parking spaces and 20 parking spaces or are between 3,600 square feet and 6,000 square feet shall contain trees in interior parking landscape areas at intervals no greater than 30 feet in planting beds.

(3) Interior Medium Size Parking Lot Landscaping. All parking lots that contain 20 or more parking spaces or are between 6,000 square feet and 30,000 square feet in area shall have interior parking lot landscaping as follows:



(a) A minimum of five square feet of landscaped area per 100 square feet of vehicle use area, or fraction thereof; and

(b) Interior parking lot landscape areas no more than 50 feet apart.

(4) Interior Large Parking Lot Landscaping. Parking lots larger than 30,000 square feet in area shall have interior parking lot landscaping as follows:

(a) A minimum of seven square feet of landscaped area per 100 square feet of vehicle use area or fraction thereof.

(b) Interior parking lot landscape areas shall be no more than 50 feet apart.

(5) Vehicle Use Area. Vehicle use area shall include driveways.

(6) Minimum Area. The minimum size of individual planting areas shall be 64 square feet in order to provide a proper plant environment.

(7) Trees Required. Interior parking landscaped areas shall contain trees in compliance with the following:

(a) Trees shall only be deciduous trees approved by the designated official.

(b) Trees shall be a minimum of two-inch caliper at the time of planting.

(c) Trees are required at a ratio of at least one per 64 square feet of landscaped area or fraction thereof.

(d) Trees shall have a clear trunk to a height of at least five feet above the ground.

(e) Trees shall be planted no closer than four feet from pavement edges where vehicles overhang planted areas.

(8) Shrubs and Ground Cover. Required landscaped areas remaining after tree planting shall be planted in shrubs and/or ground cover. The distribution of plants shall be adequate to ultimately achieve 75 percent ground coverage within three years after planting. Vegetation utilized in low impact development facilities shall count toward these landscaping requirements as approved by the city.

(9) Vehicle Overhang. Parked vehicles may overhang landscaped areas up to two feet by wheel stops or curbing.

(H) Deviation. The designated official can allow deviations from subsections (D) through (G) of this section to protect public safety, on-site critical areas and associated buffers and to accommodate unique or historical features of the site subject to the same number of trees and amount of landscaping being provided on or adjacent to the site as otherwise would have been provided pursuant to subsections (D) through (G) of this section without a deviation.

(I) Maintenance. Whenever landscaping is required under the provisions of this chapter, the following shall apply: [as per landscape maintenance bond requirement](#):

(1) Shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition during the first three years after installation;

(2) Planting beds shall not be located over impervious surfaces;

(3) All landscaped areas shall be provided with automatic irrigation systems except landscaping on a single-family lot may be irrigated with hose bibs within 75 feet of plantings;

(4) Dead or dying trees or shrubs shall be replaced immediately; and

(5) Planting areas shall be maintained free of noxious weeds and trash on a regular basis. [Ord. 974 § 9, 2019; Ord. 960 § 12 (Exh. K), 2018; Ord. 924 § 2 (Exh. A), 2017; Ord. 915 § 8 (Att. D), 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 17, 2012; Ord. 740 § 1 (Exh. A), 2007.]

#### 19.06.040 Sign regulations.

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

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

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

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

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

- (1) All signage used per site or tenant shall be counted towards the total allowed for the site or tenant maximum unless otherwise exempted.
- (2) Wall Sign Location. No wall sign shall project more than 18 inches from the wall of a building, nor extend above the eave or deck line of the building upon which it is located; except those located upon parapet walls, wherein they may be located above the deck line but not above the height of the parapet wall.

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

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

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

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

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

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

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

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

(v) Number Permitted. One per public entrance.

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

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

(ii) Number Permitted. One per site.

(3) Home Occupation Signs.

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

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

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

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

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

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

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

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

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

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

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

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

(4) [Monument Freestanding](#) Signs.

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

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

(c) Height (Maximum). Shall not exceed [25-12](#) feet in height.

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

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

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

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

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

(3) Single Occupancy Building.

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

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

(4) Multiple Occupancy Building.

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

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

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

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

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

(5) [Monument Freestanding](#) Signs.

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

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



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

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

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

(i) Parcels with more than 400 lineal feet of street frontage shall be granted one additional [monument freestanding](#) sign; provided, that they are located more than 200 lineal feet apart as measured by a straight line for a total of no more than two per site.

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

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

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

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

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

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

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

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

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

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

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

(8) [Monument Freestanding](#) Signs.

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

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

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

(d) Height (Maximum). Shall not exceed [25-12](#) feet in height.

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

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

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

(10) Location.

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

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

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

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

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

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

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

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

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

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

(e) Location. Shall meet the following requirements:

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

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

(iii) Portable signs in the central business district may be located on the public sidewalk directly in front of the sponsoring business; provided in a manner they not impede pedestrian movement. Additionally, the location requirements codified at subsection (H)(1)(e) of this section and the permit requirements found in subsection (H)(1)(e)(viii) of this section must be satisfied.

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

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

(vi) Illumination. Not permitted.

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

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

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

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

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

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

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

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

(f) Additional Permit Requirements. When deemed necessary due to safety concerns, those projecting signs located in the central business zoning district, over the public right-of-way, shall require the applicant to provide the city with a letter of indemnification appropriate to the city attorney, holding the city harmless for loss or injury resulting from the sign.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(6) Banner Signs.

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



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

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

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

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

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

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

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

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

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

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

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

(c) Maintenance. Must be well maintained.

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

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

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

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

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

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

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

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

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

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

(ii) Motor vehicle service stations and convenience stores with gas pumps may utilize up to 20 square feet of the permitted surface area of a [freestanding monument](#) sign for changeable prices of motor fuel only. The price

display may be electronic as long as it meets the requirements of this section and does not create a traffic safety issue by glare or include blinking lights.

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

(e) Location.

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

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

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

(g) Electronic Sign Display.

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

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

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

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

(h) Number Permitted.

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

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

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

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

(l) Temporary Signs.

(1) Sale/Rental/Lease Signs.

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

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

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

(iii) Illumination. Not permitted.

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

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

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

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

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

(iii) Illumination. Not permitted.

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

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

(c) Off-Premises Directional. Off-premises directional signs for the announcement and direction to residential real estate open houses and garage/yard sales in the residential zoning districts and residential uses in the public open space and limited open space zoning districts shall be permitted according to the following requirements:

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

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

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

(iv) Illumination. Not permitted.

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

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

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

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

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

(b) Illumination. Not permitted.

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

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

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

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

(b) Illumination. Not permitted.

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

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

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



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

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

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

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

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

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

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

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

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

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

(1) Political Signs.

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

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

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

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

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

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

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

(v) Removal of Signs in Disrepair. The city may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over or in any other state in which its message has ceased to be readable or legible.

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

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

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

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

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

(7) Signs required by law.

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

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

(10) The flag of governmental and public institutions.

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

(12) Legal notices and official instruments.

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

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

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

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

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

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

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

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

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

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

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

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

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

(7) Portable reader board signs including trailer signs.

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

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

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

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

(12) Holographic display signs.

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

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

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

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

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

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

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

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

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

(P) Permits and Fees.

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

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

(a) Identify and describe the sign being permitted.

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

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

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

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

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

(Q) Construction, Inspection, Maintenance and Safety.



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

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

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

(4) Maintenance/Safety. The city's designated official or designee may order the removal of any sign on private property that is not maintained in a safe and orderly condition. The order for removal or maintenance of any sign shall be sent by the designated official or designee to the owner of the sign or property owner. The notice shall be sent by certified mail, return receipt requested. If the action requested in the order is not taken within the specified time period, the designated official or designee may direct the sign to be removed from the premises. The owner of the sign or the property shall be charged an amount equal to the city's cost for removal of the sign, but in no event shall the fee be less than \$100.00.

(R) Administration and Enforcement.

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

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

19.06.050 Loading area and off-street parking requirements.

(A) Purpose. The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles.

(1) Required Automobile Parking Spaces. Off-street parking spaces shall be provided as an accessory use in accordance with the requirements of this section at the time any building or structure is erected, enlarged, or expanded.

(2) Size and Access. Each off-street parking space shall have an area of not less than ~~462~~160 square feet exclusive of access drives or aisles and a width of not less than ~~nine~~eight feet. There shall be adequate provision for ingress and egress from each parking space at all times.

(3) Location. Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

(a) For a single-family dwelling or multifamily dwelling, the parking facilities shall be located on the same lot or building site as the building they are required to serve.

(b) For churches, hospitals, large group homes, institutions, rooming and lodging houses, nursing and convalescent homes, community clubs, and clubrooms, parking facilities shall be located not farther than 150 feet from the facility.

(c) For uses other than those specified, parking facilities shall be located not farther than 300 feet from the facility.

(4) Unit of Measurement. In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 18 inches of width or 80 square feet of open area of such seating facilities should be counted as one seat for the purpose of determining requirements of off-street parking facilities under this title.

(5) Expansions or Enlargements. Where any structure is enlarged or expanded, off-street parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of subsection (A)(8) of this section. Nothing in this title shall be construed to require off-street parking spaces for the portion of said building or structure existing at the effective date of the ordinance codified in this title. A change in use in an existing structure shall require additional off-street parking spaces as set forth in subsection (A)(8) of this section.

(6) Exemptions. The expansion or enlargement of an existing building (a building that received a certificate of occupancy at least three years prior to the permit application for expansion) for the addition of residential units, shall not require additional parking stalls.

- a. The expansion or enlargement of an existing building (a building that received a certificate of occupancy at least three years prior to the permit application for expansion) for the addition of residential units, shall not require additional parking stalls.
- b. Existing Uses in Central Business District. Existing businesses and uses in the Central Business District (CBD) zone that were lawfully established prior to [effective date of this ordinance] are not required to provide off-street parking. However, any expansion, change of use, or redevelopment that increases parking demand as calculated under Table 1 shall provide parking for the incremental increase in demand, unless otherwise exempted under this subsection (6).

(7) Mixed Occupancies. In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereafter specified in subsection (A)(8) of this section for joint use.

(8) Uses Not Specified. In the case of a use not specifically mentioned in subsection (A)(8) of this section, the requirements for off-street parking facilities shall be determined by the designated official. Such determination shall be based upon the requirements for the most comparable use specified in subsection (A)(8) of this section or on a parking study of three or more of the same use located in communities within the Puget Sound region.

(9) Parking Spaces Required for Particular Uses. The minimum number of off-street parking spaces required for residential and nonresidential uses shall be as set forth in the following table:

Table 1 – Parking Spaces Required

| Use                                    | Parking Spaces Required                                                                                                                                        |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <del>2.</del> Accessory Dwelling Units | <u>1 off-street space per ADU on lots up to 6,000 square feet in size.</u><br><u>2 off-street spaces per ADU on lots 6,000 square feet or greater in size.</u> |

Table 1 – Parking Spaces Required

| Use                                                                                                                                                                  | Parking Spaces Required                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <del>1213.</del> Large group home, institutionAdult family home                                                                                                      | 1 for each 2 beds.                                                                                                                                                                                                                                           |
| <del>56.</del> Banks and financial services, savings and loan associations, business or professional offices                                                         | 1 for each 400 square feet of gross floor area.                                                                                                                                                                                                              |
| <del>67.</del> Bowling alleysBed and breakfast                                                                                                                       | <del>4 for each alley.</del> 1 for each bedroom and 2 per facility                                                                                                                                                                                           |
| <del>1415.</del> Lodging and rooming houseBoarding house                                                                                                             | <del>1</del> 0.25 for each sleeping room.                                                                                                                                                                                                                    |
| <del>78.</del> Churches                                                                                                                                              | 1 for each 5 seats in the principal place of assembly for worship, including balconies and choir lofts.                                                                                                                                                      |
| <del>2527.</del> Commercial retail                                                                                                                                   | 1 for each 300 square feet.                                                                                                                                                                                                                                  |
| <del>89.</del> Dance halls, skating rinks, youth cabaretsCongregate care facility/retirement center                                                                  | <del>1 for each 25 square feet of skating or dancing area, plus 1 per 40 square feet of all other building area.</del> One-half space per dwelling unit and one space per employee based on the maximum potential number of employees during a single shift. |
| <del>45.</del> Day care center, commercial                                                                                                                           | 1 for each employee, plus 1 for every 10 children or adults.                                                                                                                                                                                                 |
| <del>910.</del> Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs                              | 1 for each 200 square feet of gross floor area.                                                                                                                                                                                                              |
| <del>33.</del> Family Day-day care center, home-based                                                                                                                | 1 for each employee, plus 1 additional, not including required residential spaces.                                                                                                                                                                           |
| <del>1112.</del> Hospitals                                                                                                                                           | 1 for each 2 beds.                                                                                                                                                                                                                                           |
| Indoor recreational facilities                                                                                                                                       | 1 for every 3 people that the facility is designed to accommodate when fully utilized.                                                                                                                                                                       |
| <del>1314.</del> Libraries and museums                                                                                                                               | 1 for each 250 square feet of floor area open to the public.                                                                                                                                                                                                 |
| <del>1516.</del> Light Manufacturing-uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops | 1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater.                                                                                                                                                 |
| <del>1617.</del> Medical or dental clinics                                                                                                                           | 5 for each physician or dentist or 1 per 200 square feet of floor area, whichever is greater.                                                                                                                                                                |
| <del>1718.</del> Motels, hotels                                                                                                                                      | 1 for each unit.                                                                                                                                                                                                                                             |
| <del>1819.</del> Motor vehicle or machinery sales, wholesale stores, furniture stores                                                                                | 1 for each 400 square feet of gross floor area.                                                                                                                                                                                                              |



Table 1 – Parking Spaces Required

| Use                                                                                                             | Parking Spaces Required                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <del>2. All multifamily</del><br>Multifamily uses in the central business district (CBD)                        | 1 off-street space per unit.                                                                                                     |
| <del>2019.</del> Offices providing on-site customer service                                                     | 1 for each 200 square feet.                                                                                                      |
| <del>2021.</del> Offices not providing on-site customer service                                                 | 1 for each 500 square feet.                                                                                                      |
| <del>4. All Residential</del><br>dwelling units (R-2.3, R-9,600, R-7,200, DT-2,500, MR)                         | 2 off-street spaces per unit.                                                                                                    |
| <del>1011. Fraternity, sorority or group student house</del><br>Social or civic organization facility           | 1 for each <del>3 sleeping rooms or 1 for each 6 beds, whichever is greater.</del> <u>250 square feet.</u>                       |
| <del>2122. Offices, taverns, cocktail lounges (if less than 4,000 square feet)</del><br>Taverns and bars        | 1 for each 150 square feet of floor area.                                                                                        |
| <del>2223. Offices, taverns, cocktail lounges (if more than 4,000 square feet)</del><br>Vehicle services, minor | <del>20 spaces plus 1 space per 100 square feet.</del> <u>2.5 for retail or office space plus 3 per service bay.</u>             |
| <del>24. Vehicle services, major</del>                                                                          | <u>2.5 for retail or office space plus 2 per service bay</u>                                                                     |
| <del>2426. Mini-storage</del><br>Vehicle storage, small or large                                                | <del>3 spaces plus 1 for each 10 storage units.</del> <u>2 for office space plus 3 for storage yard.</u>                         |
| Warehousing                                                                                                     | <u>1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater. <sup>1</sup></u> |

<sup>1</sup> May be reduced upon submittal of a parking demand study prepared by a qualified professional demonstrating that a lesser amount of parking will adequately serve the proposed use.

(9) Required Loading Areas.

- (a) In any commercial and manufacturing zones, and for any institutional use in whatever zone it may be located, every building or portion of building hereafter erected or structurally altered to provide additional floor space shall be provided with a minimum of one off-street or off-alley loading space for each 10,000 square feet of usable floor space within the building, which usable floor space is intended to be used for or is used for merchandising, manufacturing, warehousing, or processing purposes. If the building contains less than 10,000 square feet of usable floor space, the requirement for an off-street or off-alley loading space may be waived by the building inspector.
- (b) If the building contains more than 24,000 square feet of floor space so used, then there shall be one additional loading space provided for each additional 24,000 square feet of floor space.
- (c) Each loading space shall measure not less than 30 feet by 12 feet, shall have an unobstructed height of 14 feet, shall be made permanently available for such purpose, and shall be surfaced, improved, and maintained. Such facilities shall be so located that trucks using the same shall not encroach upon or interfere with areas reserved for off-street parking nor project into any public right-of-way and shall be adjacent to the building to be served thereby. If the site upon which such loading space or spaces are to be located abuts upon an alley, such loading space or

spaces shall be off-alley. If the loading space is incorporated within a building, then, as to location, the requirements of this section shall not apply.

(d) Any floor area provided by additions to or structural alterations to a building shall be provided with loading space or spaces as set forth herein whether or not loading spaces have been provided for the original floor space.

(10) Alley Access to Parking. The alleys located in the four-block area bordered by Stanley Street, Wabash Avenue, Union Street, and Cascade Avenue may be used to access off-street parking for customers. All other alleys in the city may be used to access off-street parking for employees and residents only. Access to customer off-street parking outside of the downtown parking area illustrated in Figure 3 in GFMC [19.06.060](#) shall be from a public street and not an alley.

(11) Tandem Parking. Tandem parking spaces only count as one parking space when calculating the number of parking spaces required under subsection (A)(8) of this section. [Ord. 994 § 5, 2020; Ord. 960 § 13 (Exh. L), 2018; Ord. 937 § 22 (Exh. U), 2017; Ord. 924 § 2 (Exh. A), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 12 (Att. C), 2014; Ord. 862 § 48, 2013; Ord. 740 § 1 (Exh. A), 2007.]

**19.06.090 Accessory dwelling units.**

(A) Purpose. Accessory dwelling units (ADUs) are intended to increase the supply of affordable and independent housing for a variety of households, increase home and personal security, provide supplemental earnings for people with limited incomes, and increase residential densities. This should occur by utilizing the existing infrastructure and community resources while protecting the existing character of single-family neighborhoods.

(B) Procedures. Any owner/occupant seeking to establish an ADU shall apply for approval in accordance with the following:

(1) Application. The owner/occupant shall apply for a building permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.

~~(2) Affidavit. An affidavit affirming that the owner will occupy the principal dwelling or the ADU and agreeing to all the general requirements as provided in this title is required.~~

~~(a) An ADU shall be converted to another permitted use or shall be removed if one of the two dwelling units is not owner-occupied.~~

(C) General Requirements. ~~On each lot developed with a single-family residence, accessory dwelling units may be constructed subject to the standards set forth in Table 1 below. An accessory dwelling unit may not be located on a lot on which a temporary dwelling, is located. The creation of an ADU shall be subject to the following general requirements:~~

~~(1) Number. One Two ADUs shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure.~~

Table 1

|                                                           |                                                                                                                     |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <u>Number of accessory dwelling units allowed per lot</u> | <u>Two</u>                                                                                                          |
| <u>Maximum size per accessory dwelling unit</u>           | <u>1,000 SF gross floor area</u>                                                                                    |
| <u>Minimum size per accessory dwelling unit</u>           | <u>200 Square Feet</u>                                                                                              |
| <u>Maximum bedrooms per accessory dwelling unit</u>       | <u>Two</u>                                                                                                          |
| <u>Front setback</u>                                      | <u>See GFMC 19.06 for standard lots and GFMC 19.05.300(I)(6) for PRD lots.</u>                                      |
| <u>Side setback</u>                                       | <u>As allowed by the underlying zone (see GFMC 19.06) for standard lots, and GFMC 19.05.300(I)(6) for PRD lots.</u> |
| <u>Side street setback</u>                                | <u>As allowed by the underlying zone (see GFMC 19.06) for standard lots, GFMC 19.05.300(I)(6) for PRD lots.</u>     |

|                                    |                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Rear yard setback</u>           | <u>15 feet; provided, that the rear yard setback may be reduced to 10 feet for one-story structures, or less for structures adjacent to an alley.</u>                                                                                                                                                                                |
| <u>On-lot structure separation</u> | <u>A minimum of five feet of separation is required between structures; provided, that this separation may be reduced if:</u><br><br><u>Adequate fire rating is provided between structures per the International Building Code.</u>                                                                                                 |
| <u>Hard Surface coverage</u>       | <u>See GPMC 19.03 for standard lots and GPMC 19.05.300(I)(6) for PRD lots.</u>                                                                                                                                                                                                                                                       |
| <u>Height</u>                      | <u>Shall not be greater than the principal dwelling's building height, or as prescribed by GPMC 19.03, whichever is less.</u>                                                                                                                                                                                                        |
| <u>Parking</u>                     | <u>One (1) off-street parking space is required for each ADU on lots smaller than 6,000 square feet in size. For ADUs on lots of 6,000 square feet or greater, two (2) off-street parking spaces are required. Off- street parking spaces for ADUs shall be in addition to that which is required for the primary dwelling unit.</u> |

~~(21) Type of Unit.~~

An ADU shall be permitted as a second dwelling unit attached to, detached, or a combination of both, from the principal dwelling.

~~(a) "Attached ADU" means a structure that is attached by a common wall to the primary dwelling unit.~~

~~(i) The common wall must be shared for at least 50 percent of the length of the side of the principal dwelling.~~

~~(ii) A breezeway is not considered a common wall.~~

~~(b) A detached ADU may be any dwelling permitted in the applicable land use classification.~~

~~(c) A mobile home, recreational vehicle, camper, or vehicle shall not be used as an ADU.~~

~~(d) ADUs shall not be used as short-term rentals~~

~~(e) In addition to the conditions that may be imposed by the designated official pursuant to this title, all accessory dwelling units shall also be subject to the following provisions:~~

~~(i) The use of an accessory dwelling unit shall be discontinued if:~~

~~1. The accessory dwelling unit is substantially altered such that it no longer conforms with the plans approved by the designated official and the building official; or~~

~~2. The subject lot fails to maintain the required number of off-street parking spaces outlined in GPMC 19.06.050~~

~~(ii) In the event the deficiencies identified in subsection 1(e)(i)(1) and (2) above, are corrected to the satisfaction of the designated official, the designated official may authorize the use to be reestablished.~~

~~(3) Size. An ADU shall be no greater than 1,000 square feet.~~

~~(4) Design. An ADU shall be designed to maintain the appearance of the principal dwelling as a single-family residence.~~

~~(a) The entrance to an attached ADU not be directed towards any front yard unless utilizing an existing doorway.~~

~~(b) Detached ADUs shall be no closer to the front lot line than the front face of the principal dwelling. This provision shall not apply to waterfront lots regulated pursuant to the city shoreline management program.~~

~~(c) New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side or rear yard setback. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.~~

~~(d) If an ADU is created by constructing a new detached structure on a single-family lot, the building height of the ADU shall not be greater than the principal dwelling's building height or 25 feet, whichever is less.~~

~~(e) If an ADU is created by constructing a new detached structure on a multifamily lot, the building height of the ADU shall not be greater than the principal dwelling's building height, or 33 feet, whichever is less.~~



~~(f23)~~ An ADU may be created by adding on to or converting an existing detached structure, even if the existing structure is non-conforming to required setbacks or hard surface coverage as long as other applicable codes and requirements are met, such as for fire and safety, and as long as any existing non-conforming components of the existing structure are not expanded upon.

~~(g) An ADU shall have similar facade, roof pitch and siding to the principal dwelling unit.~~

~~(5) Parking. One (1) off-street parking space is required for each ADU on lots smaller than 6,000 square feet in size. For ADUs on lots of 6,000 square feet or greater, two (2) off-street parking spaces are required. Off-street parking spaces for ADUs shall be in addition to that which is required for the primary dwelling unit.~~

~~(634)~~ Approval. Approval of an ADU is a Type 1 permit subject to administrative approval by the city's designated official. See Table 19.04A-I, GPMC 19.04A.210. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

~~(D) Impact Fees. Impact fees are set forth in the fee schedule in a manner consistent with RCW 36.70A.681(1)(a): The city may not assess impact fees on the construction of accessory dwelling units that are greater than fifty percent (50%) of the impact fees that would be imposed on the principal unit, or as otherwise amended.~~

#### **19.06.135 Storage of recreational vehicles.**

~~(A) Recreational Vehicles may be parked on a residential property, but shall be kept in a carport or garage, or in a driveway. The Recreational Vehicle must be parked on an asphalt, concrete or other similar surface material that will provide equivalent protection against potholes, erosion, and dust and the parking pad shall be sized to accommodate the dimensions of the RV. RVs may be parked on an existing gravel pad that is an adequate size to accommodate the dimensions of the RV.~~

~~(B) If such vehicles are located within the front or side yard setback of the principal building and/or accessory building, they must be stored on an approved driveway.~~

#### **19.06.150 Public works construction standards.**

(A) Purpose and Intent. Except as otherwise provided for in this chapter, any construction, alteration or repair of any facility located in the public right-of-way or public easement shall comply with the Granite Falls public works standards. [Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

## **Chapter 21.06**

### **PARK AND RECREATION FACILITIES IMPACT FEE AND MITIGATION PROGRAM**

#### **21.06.010 Authority and purpose.**

(A) This section is enacted pursuant to the city's police powers, Chapters [43.21C](#), [58.17](#) and [82.02](#) RCW. The purpose of this chapter is to:

- (1) Maintain a program for financing park and recreation facilities capital improvements necessitated in whole or in part by development within the city consistent with the goals and policies of the comprehensive plan;
- (2) Ensure adequate levels of service within the city;
- (3) Establish means to charge and collect impact fees to ensure that all new development bears its proportionate share of the capital costs of off-site facilities reasonably necessary to accommodate the growth and maintain adopted level of service standards;
- (4) Ensure that the city pays its fair share of the capital cost of park and recreation facilities necessitated by public uses unrelated to new growth; and
- (5) Ensure fair collection and administration of park and recreation facilities impact fees.

(B) The provisions of this chapter shall be liberally construed to effectively carry out its purpose in the interests of public health, safety and welfare. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.020 Applicability.**

(A) The requirements of this chapter shall apply to all development regulated by the GFMC unless otherwise exempted.

(B) Mitigation of impacts on parks located in jurisdictions outside the city will be required when:

- (1) The other affected jurisdiction has reviewed the development's impact(s) under its adopted impact fee regulations and has recommended to the city that there be a requirement to mitigate the impact; and
- (2) There is an interlocal agreement between the city and the affected jurisdiction specifically addressing impact analysis and mitigation.

(C) The following are exempted from impact fees:

- (1) Alteration, expansion, reconstruction, or replacement of existing single-family or multifamily dwelling units that does not result in additional dwelling units.
- (2) Accessory dwelling units.
- (3) Development which has impact mitigation provided through environmental review under the State Environmental Policy Act.
- (4) Development for which park impacts have been mitigated by the payment of, or promise or obligation to pay, fees, dedicate land, or construct or improve park facilities as part of a permit approval process granted prior to the effective date of the ordinance codified in this chapter unless the terms of the agreement expressly provide otherwise. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.030 Geographic scope.**

The boundaries within which park and recreation facilities impact fees shall be charged and collected are the same as the corporate city limits. All unincorporated areas annexed to the city on and after the effective date hereof shall be subject to the provisions of this chapter. After the adoption of interlocal agreements with other local, regional or state jurisdictions, the geographic boundaries may be expanded accordingly. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.040 Imposition of impact fees.**

(A) Impact fees may be required pursuant to the fee schedule adopted through the process described herein, or mitigation may be provided through other means such as the purchase, installation and/or improvement of park and recreation facilities; or the dedication of land for park and recreation purposes.

(B) Impact fees shall:

- (1) Only be imposed for park needs that are reasonably related to the impacts of development;
- (2) Not exceed the proportionate share of the costs of park and recreation facilities that will reasonably benefit the new development;
- (3) Be used for park and recreation facilities that will reasonably benefit the new development;

- (4) Not be used to correct existing deficiencies;
- (5) Not be imposed to mitigate impacts or meet facility needs that are being addressed through other laws or programs;
- (6) Not be collected for improvements to other jurisdictions’ park and recreation facilities unless the city and the affected other jurisdiction have an interlocal agreement;
- (7) Not be collected for projects vested prior to the adoption date hereof unless changes or modifications to the development proposal require an amendment to the previous city approval and result in greater impacts than previously addressed by the vested approval;
- (8) Be collected only once for each development, unless changes or modifications to the development proposal require an amendment to the previous city approval and result in greater impacts than previously addressed by the vested approval;
- (9) Be collected for system improvement costs previously incurred by the city, to the extent that said improvements are intended to serve new development and that additional fees shall not be collected for system deficiencies; and
- (10) Be only collected on residential developments for park and recreation facilities impact mitigation. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.050 Approval of development.**

Approvals and permits granted by the city shall include findings and conclusions pertaining to impact mitigation fees consistent with this chapter. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.060 Fee schedules and establishment of service area.**

- (A) Impact fees shall be established by city council ordinance no more frequently than annually.
- (B) The entire city within the corporate limits is the service area. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.070 Calculation of impact fees.**

(A) Park impact fees are based on the level of service standards for parks and recreation facilities established in the comprehensive plan.

- (1) It is the city’s intent to maintain the ratio of park land to population established in the comprehensive plan land use element. Dedication of land and facilities for public parks and recreation facilities is the preferred method for mitigating impacts on such facilities caused by the development of new households.
- (2) When creation of a new household (in the form of a subdivision, short plat, planned residential development (PRD), manufactured housing park, or residential building permit on a lot for which a parks impact fee has not been collected) is proposed, the city shall require dedication of land necessary to meet the park land to population ratio level of service standards for parks and recreation facilities. In the event that land dedication is determined by the city to be unfeasible, a mitigation fee in accordance with Table 2 shall be assessed. The amount of land to be dedicated for each dwelling unit shall be as shown in Table 1.

**Table 1**

**Parks Land Dedication Formula**

|                                                                             |
|-----------------------------------------------------------------------------|
| Park land area per household: 2 x 43,560/400 = 220 square feet/HH (rounded) |
| Given the following variables:                                              |
| a) Comprehensive plan park land to population ratio = two acres per 1,000   |
| b) Average household size = 2.6 persons per household                       |
| c) Households per 1,000 = 1,000/2.6 = 385                                   |

(B) The fee value of land to be dedicated may be determined by either of the following methods:

- (1) The applicant may provide a fair market appraisal of the improved property value. The appraisal shall be prepared by a member of the Appraisal Institute (MAI).
- (2) The city may calculate the average improved land value using Snohomish County assessor’s data for all new dwelling units constructed in the previous calendar year.



(C) Park impact fee (PIF) assessments in lieu of land dedication shall be collected based on Table 2 and specified by city council resolution.

Table 2  
Parks Impact Fee Formula

|                                                                                                                                                             |                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Given the following variables:                                                                                                                              |                                                                                                                                                                                                                                                                                       |
| A                                                                                                                                                           | Adjustment in accordance with RCW <a href="#">82.02.050</a> and <a href="#">82.02.060</a> to provide a balance between impact fees and other sources of public funds to meet park and recreation facilities capital facility's needs. This adjustment is 50 percent, so that A = 0.5. |
| HS                                                                                                                                                          | Average household size of 2.6 persons.                                                                                                                                                                                                                                                |
| PLOS                                                                                                                                                        | Adopted park land level of service standard of two acres per 1,000 population.                                                                                                                                                                                                        |
| PLR                                                                                                                                                         | Proportionate land requirement per new household (0.0052) acre calculated as $PLOS \div 1,000 \times HS$ .                                                                                                                                                                            |
| PV                                                                                                                                                          | Park land value of \$10,000 per acre and park improvement value of \$70,000 per acre.                                                                                                                                                                                                 |
| TLOS                                                                                                                                                        | Adopted trails level of service standard of one mile per 1,000 population.                                                                                                                                                                                                            |
| TV                                                                                                                                                          | Trails land and improvement value of \$30,000 per mile.                                                                                                                                                                                                                               |
| PTR                                                                                                                                                         | Proportionate trail requirement per new household (0.0026) calculated as $TLOS \div 1,000 \times HS$ .                                                                                                                                                                                |
| Therefore: $PIF = A \times [(PLR \times PV) + (PTR \times TV)]$                                                                                             |                                                                                                                                                                                                                                                                                       |
| $PIF = 0.5 \times [0.0052 \times \$80,000 + 0.0026 \times \$30,000] = \$247.00$ per new household (unless amended by city council resolution <sup>1</sup> ) |                                                                                                                                                                                                                                                                                       |

<sup>1</sup> City council fee resolution No. 2015-02 sets the current park impact fee at \$230.00 per new household.

**21.06.080 Impact fee account funds established.**

(A) Park Impact Fee Fund. There is hereby created and established a special purpose park and recreation facilities impact fee fund to receive park impact fees. All park impact fees and investment income received pursuant to this chapter shall be deposited into the park impact fee fund.

(B) Procedures. Procedures for administration of the funds shall be established by the designated official. Expenditures from these funds shall be made in accordance with the city's normal budget procedures. Annually, the city shall prepare a report on each impact fee account showing the source and amount of all monies collected, interest earned, and capital or system improvements that were financed in whole or in part by impact fees. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.090 Use of funds.**

(A) Impact fees shall be used for park and recreation facility improvements that will reasonably benefit the new development; shall not be imposed to make up for deficiencies in the park facilities serving existing developments; and shall not be used for maintenance or operation.

(B) Impact fees may be spent for improvements, including, but not limited to, facility planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, grant matching funds and administrative expenses, applicable impact fees or mitigation costs, capital equipment pertaining to park and recreation facilities, and any other expenses which can be capitalized and are consistent with the comprehensive plan.

(1) Impact fees may also be used to recoup park and recreation facility improvement costs previously incurred to the extent that new growth and development will be served by the previously constructed improvements or incurred costs.

(2) In the event that bonds or similar debt instruments are or have been issued for the construction of park facility or system improvements for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this chapter and are used to serve the new development. Capital facilities plans using impact fees for the purpose of assisting in the provision of capital facilities or facility systems must clearly differentiate between funds used for new improvement and those funds used to correct existing deficiencies. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.100 Assessment and collection.**

(A) Fee Determination. For all development activity subject to this chapter, the city shall determine the total impact fee at the time of application for a building permit or for installation of a mobile/manufactured home, based on the parks, recreation

and open space element of the Granite Falls comprehensive plan and the resulting fee schedule in effect at the time of the application adopted by resolution.

(B) Collection Time. Collection shall occur prior to the time of building permit issuance. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.110 Adjustments – Independent calculations.**

(A) A fee payer may request an adjustment to the impact fees set forth in this chapter by preparing and submitting to the city an independent fee calculation for the development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made.

(1) If the city agrees with the independent fee calculation, a written agreement shall be transmitted to the fee payer for recording.

(2) If the city does not agree with the independent fee proposal, the fee payer may request a third party review. The third party reviewer will be selected by the city.

(a) The fee payer shall pay the third party reviewer for services and the city for analysis of the independent fee calculation.

(b) While there is a presumption that the calculations set forth in the parks, recreation and open space element of the comprehensive plan are valid, the third party reviewer shall consider the documentation submitted by a fee payer and the analysis prepared by the city.

(c) The third party review may result in the city acceptance, rejection, or revision of the independent fee calculation after consideration of documentation submitted in support of or in opposition to the independent fee calculation, the specific characteristics of the development, principles of fairness, and/or other relevant information. The fees or alternative fees and the calculations shall be set forth in writing and shall be mailed to the fee payer.

(B) Determinations made pursuant to this section may be appealed to the hearing examiner subject to the procedures set forth in the UDC. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.120 Credits.**

(A) The fee payer shall be entitled to a credit against the applicable impact fee component for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the fee payer, to facilities that are identified in the parks, recreation and open space element of the comprehensive plan and that are required by the city as a condition of approving the development activity.

(B) The amount of the credit shall be the higher of either the value of the land or improvements established in the adopted comprehensive parks, recreation and open space element or by an appraisal conducted by an independent professional appraiser mutually agreeable to the city and the fee payer. Either the fee payer or the city may request an appraisal, in which event the cost of the appraisal shall be borne by the requesting party. Determinations made pursuant to this section may be appealed to the hearing examiner subject to the procedures set forth in the UDC.

(C) After the effective date of the ordinance codified in this chapter, whenever a development is granted approval subject to a condition that the developer provide capital facilities and utilities park, open space, or linear trail park facilities that are identified in the comprehensive plan parks, recreation and open space element, or whenever the developer has agreed, pursuant to the terms of a voluntary agreement with the city, to provide land for parks, open space, or linear trails that are identified in the comprehensive plan capital facilities and utilities parks, recreation and open space element, or make improvements to existing facilities, the developer shall be entitled to a credit for the value of the land or actual costs of capital facility construction against the fee that would be chargeable under the formula provided by this chapter. The land value or costs of construction shall be determined pursuant to subsection (B) of this section.

(D) When a subdivision or other type of development is conditioned upon the dedication of land, or purchase, installation or improvement of park or recreation facility, a final plat, final PRD, or short plat shall not be recorded, nor a building permit issued until:

(1) The city has determined in writing that any land to be dedicated is shown on the face of the final plat, final PRD, or short plat, or a deed conveying the land to the city has been recorded with the Snohomish County auditor; and

(2) The city has determined in writing, after consultation with the designated public owner responsible for permanent, continuing maintenance and operation of the facilities, that the developer has satisfactorily undertaken, or guaranteed to undertake in a manner acceptable to the city, any required purchase, installation or improvement of the required park or recreation facility. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.130 Refunds.**

(A) The current owner of property on which impact fees have been paid may receive a refund of such fees if the impact fees have not been expended or encumbered within 10 years of their receipt. In determining whether impact fees have been encumbered, impact fees shall be considered encumbered on a first-in, first-out basis.

(B) Any impact fees that are not expended or encumbered within these time limitations, and for which no application for a refund has been made within this one-year period, shall be retained and expended consistent with the provisions of this section.

(C) Refunds of impact fees shall include any interest earned on the impact fees.

(D) Should the city seek to terminate any or all impact fee requirements, all unexpended or unencumbered funds, including interest earned, shall be refunded to the current owner of the property for which an impact fee was paid. Upon the finding that any or all fee requirements are to be terminated, the city shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first class mail addressed to the owner of the property as shown in the county tax records. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the city, but must be expended for the original purposes, consistent with the provisions of this section. The notice requirement set forth above shall not apply if there are no unexpended or unencumbered balances within the account or accounts being terminated.

(E) An owner/applicant may request and shall receive a refund, including interest earned on the impact fees, when:

(1) The owner/applicant does not proceed to finalize the development activity as required by statute or city code or the International Building Code; and

(2) The city has not expended or encumbered the impact fees in good faith prior to the application for a refund. In the event that the city has expended or encumbered the fees in good faith, no refund shall be forthcoming. However, if within a period of three years, the same or subsequent owner of the property proceeds with the same or substantially similar development activity, the owner shall be eligible for a credit. The owner must petition the city in writing and provide receipts of impact fees paid by the owner for a development of the same or substantially similar nature on the same property or some portion thereof. The city shall determine whether to grant a credit, and such determinations may be appealed by following the procedures set forth in this chapter.

(F) The amount to be refunded shall include the interest earned by this portion of the account from the date that it was deposited into the impact fee fund. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.140 Appeals and payments under protest.**

(A) An appeal of the decision of the city, the third party reviewer, or the hearing examiner with regard to the imposition of an impact fee or fee amounts may be filed by the fee payer. Any appeal shall follow the appeal process for the underlying permit and not be subject to a separate appeal process.

(B) Any fee payer may pay the impact fees imposed by this chapter under protest in order to obtain a building permit. No appeal shall be permitted until the impact fees at issue have been provided.

(C) Further appeals of a decision under this chapter shall be considered by the city according to procedures in this chapter.

(D) The hearing examiner is authorized to make findings of fact regarding the applicability of the impact fees to a given development activity, the availability or amount of credit, or the accuracy or applicability of an independent fee calculation. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.150 Council review.**

(A) Computation and Schedules. The fee schedules set forth in this chapter shall be reviewed by the city council as it deems necessary and appropriate in conjunction with the update of the parks, recreation and open space element of the comprehensive plan. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.160 Administrative fees.**

The cost of administering the impact fee system for park and recreation facilities impact fees shall be a one-time charge established by the city. This fee, in addition to the actual impact fees, shall be paid by the developer to the city at the time of building permit issuance. [Ord. 907 § 1 (Att. A), 2016.]

#### **21.06.170 Exemption or reductions.**

(A) Public housing agencies or private nonprofit housing developers participating in publicly sponsored or subsidized housing programs may apply for exemptions or reductions from the requirements of this chapter. [Any claim for a partial exemption of impact fees under this section shall be made by the time of building permit application. Any claim not so made shall be deemed waived.](#)

(B) Private for-profit developers may apply for exemptions or reductions from the requirements of this chapter when all or a portion of the project is designed to accommodate low income residents or special populations that will result in lower impacts on parks facilities.

(C) The determination of the amount of any requested exemptions or reductions shall be based on the procedures of this chapter.



(D) The amount of impact fees exempted or reduced for low income subsidized units shall be replaced by other public funds, [if a full waiver is provided.](#)

(E) Dwelling units qualifying for impact fee exemptions or reductions shall be occupied by low income or special population residents for a minimum of 15 years. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.180 Relationship to environmental impact mitigation.**

(A) As provided by RCW [82.02.100](#), development required to mitigate environmental impacts pursuant to RCW [43.21C.060](#) shall not be required to pay impact fees under this chapter for the same system improvements.

(B) Nothing in this chapter shall be construed to limit the city's authority to deny development permit applications when a proposal would result in significant adverse environmental impacts identified in environmental review under SEPA where reasonable mitigation measures are insufficient to address the identified impact. [Ord. 907 § 1 (Att. A), 2016.]

**21.06.190 Severability.**

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of this regulation or the application of the provision to other persons or circumstances shall not be affected. [Ord. 907 § 1 (Att. A), 2016.]

DRAFT

#### 10.04.030 Limit on duration of on-street parking.

(A) No vehicle shall be parked in one place for more than 72 consecutive hours on any street, alley or public place within the city. Vehicles ~~tagged-cited~~ in violation of this code must be moved within 24 hours or are subject to tow at the owner's expense.

(B) A recreational vehicle may be parked within Public Right-of-Way for a period not to exceed 48 hours and shall not be parked within sight distance triangles.

(C) If after a recreational vehicle has exceeded the 48-hour limit and received notice of violation, the recreational vehicle is re-parked on the same street within 350 feet of the original location, it shall be considered to be parked in the same location within the street and still in violation of the 48-hour parking restriction. ~~The vehicle shall not be returned to the same side of the same block, or within the minimum distance specified above, for a period not less than 24 hours.~~

#### 10.04.040 Parking trucks, trailers or tractor-trailer combination.

(A) Parking trucks, trailers or tractor-trailer combination.

(1) No person shall stand or park a truck, or truck tractor-trailer combination which has a manufacturer's gross vehicle weight in excess of sixteen thousand pounds, a length in excess of twenty feet or a width in excess of eight feet upon any portion of a street or alley within any residential zone as defined in the city's zoning code and zoning map except when:

(a) Property is actively loaded or unloaded from such vehicle; or

(b) The vehicle is a City vehicle or public utility vehicle providing a service for the public; or

(b) The vehicle is an emergency vehicle; or

(d) Such vehicle is currently used at and is located at a specific location within a residential zone for the purpose of assisting in the providing of services such as construction, carpentry, plumbing or landscaping to such residence or location.

For the purposes of this chapter, "actively loading or unloading" means the process of transferring property, goods, materials, or passengers to or from a vehicle in a continuous and expeditious manner. A vehicle shall be considered to be actively loading or unloading only while such activity is visibly in progress and shall not exceed thirty (30) minutes, unless continuous loading or unloading activity is clearly occurring beyond that time. Extended on-site construction activities may be required to obtain a permit from the Community Development Department.

Vehicles parked, stopped, or standing without active loading or unloading, or exceeding the time limit stated above, are subject to citation, fines, and/or towing at the owner's expense in accordance with [GPMC Section 10.72.120](#).

(B) An owner/operator of a truck, trailer or tractor-trailer combination may park at their place of residence outside of the provisions above when:

(1) The lot abutting the street is sufficiently wide to accommodate both the parked vehicle and safe passage of traffic and pedestrians, as defined by the city's street width standards; and

(2) Parking does not impede access to driveways, intersections, or emergency vehicle routes; and

(3) The vehicle is parked for a period of no more than 48 hours.

(2C) No vehicle in excess of sixteen thousand pounds shall be parked on any street or roadway in such a manner that the vehicle faces against the direction of authorized traffic movement on that side of the street.



## NOTICE OF PROPOSED CODE AMENDMENTS AND DETERMINATION OF NONSIGNIFICANCE (DNS)

**NOTICE IS HEREBY GIVEN** that the City of Granite Falls is in the process of adopting code amendments to Granite Falls Municipal Code (GFMC) Title 19, Unified Development Code:

**PROJECT NAME/FILE NUMBER:** 2025 Granite Falls Municipal Code Amendments

**APPLICANT/PROPONENT:** City of Granite Falls

**LEAD AGENCY:** City of Granite Falls

**PROJECT LOCATION:** Citywide (Non-project action)

**PROJECT DESCRIPTION:** The proposal is a non-project action that includes various code amendments to Granite Falls Municipal Code (GFMC) Title 19, Unified Development Code in compliance with recent State legislation. Additionally, the Code was amended to ensure consistency with the City's recently adopted 2024 Comprehensive Plan Update.

**LIST OF REQUIRED ACTIONS:** Recommendation by Planning Commission with final adoption of an ordinance by City Council.

**ENVIRONMENTAL DOCUMENTS PREPARED:** SEPA DNS and Environmental Checklist

**SEPA DETERMINATION/ISSUANCE DATE:** October 2, 2025

**END OF COMMENT PERIOD:** October 16, 2025

**SEPA THRESHOLD DETERMINATION:** The City has determined that this proposal would not have a probable and unavoidable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after reviewing a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

**RESPONSIBLE OFFICIAL:** Brent Kirk, Deputy City Manager – [brent.kirk@ci.granite-falls.wa.us](mailto:brent.kirk@ci.granite-falls.wa.us)

**PHONE NUMBER:** (360) 691-6441

**MAILING ADDRESS:** PO Box 1440, Granite Falls, WA 98252

**PUBLIC COMMENT AND APPEALS:** Upon publication of the issuance of the SEPA determination, there is a 14-day comment / appeal period. The deadline for public comment and appeals is 4:00 pm, October 16, 2025. Interested parties may view the project file at the Granite Falls City Hall (215 South Granite Avenue) Monday-Friday 8 am to 5 pm. The appeals must be in written form, contain a concise statement of the matter being appealed. A fee is required per the City's Fee resolution. All comments or appeals are to be directed to the City Hall, Attn: Responsible Official to the mailing address above.

**SIGNATURE:** *Brent Kirk*

**DATE:** 10/1/2025

**Distribution:** Official City Notification Boards (City Hall, Post Office)  
Everett Herald  
State Distribution List





**To:** Mayor and City Council

**From:** Amy Hess, Planning Director

**Date:** November 14, 2025

**Subject:** Response to comments and questions raised at November 5<sup>th</sup> Special Council Meeting

Thank you for reviewing the proposed amendments to Title 19 and providing feedback. Comments received have been combined and, after discussion with staff and the consultant, staff provides the responses contained herein. Please note that the page numbers referenced are from *Attachment A* of Item 7.a from the November 5, 2025 City Council Meeting.

Two drafts will be provided to Council at the December 3<sup>rd</sup> Meeting. One draft will include optional provisions as outlined below. Council will have the option to discuss and adopt whichever version they see fit.

1. Road widths are outlined in the Public Works standards and have not changed.
2. Page 3 – 19.02.080.H “Hard Surface Coverage”. Why are permeable surfaces included? It was stated that the goal is to reduce stormwater runoff. Isn't that what permeable surfaces do? This issue was also brought up in the letter from Toyer Strategic Advisors.  
**Staff Response:** *Pervious/permeable pavement can often result in future contribution to pollution-generating surfaces, as many private property owners do not properly maintain it. Staff is proposing to keep the definition as proposed, but will allow any walkways/pathways five feet in width or less to be excluded from the total calculation to help offset this change.*
3. Page 13 – 19.03.060 Residential 7,200 zone notes that duplex and triplex are allowed, but triplex is not shown as a permitted use in Table 19.03.  
**Staff Response:** *A “P” has been added to Table 19.03 to indicate triplexes are a permitted use in the R-7,200 zone, as well as a footnote guiding users to the required minimum lot size for this type of use.*
4. Page 13 – Subsection (A) lists “R-6,000” zone erroneously.  
**Staff Response:** *This typo has been revised to correctly reference the “R-9,600” zone.*
5. Page 14 – 19.03.070 - DT-2,500 zone notes that duplex and triplex developments are permitted in the zone, but “Duplex” is not shown as a permitted use in Table 19.03.

**Staff Response:** A “P” has been added to Table 19.03 to indicate that duplexes are a permitted use in the DT-2,500 zone.

6. Page 17 – 19.03.080(J) Satellite Parking. Multiple concerns related to the satellite parking section as proposed.

**Staff Response:** The reference to Land Use Policy LU-3.2 was an error and has been removed from the Staff Report. The gender specific use of pronoun “his” has been addressed.

Staff has re-written this section to better reflect the intent, which is to allow flexibility in developments where alleys are required or a site is otherwise challenging. Further, this section is intended for use in the MR zone; references related to employee parking have been eliminated. This section is proposed to be re-written as follows to address concerns/comments:

*(J) Satellite Parking. If the number of required off-street parking spaces required cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, satellite parking may be provided in accordance with the provisions of this section. “Satellite parking” means a designated area of off-street parking spaces located on the same parcel as, or on an adjacent parcel to, the principal use, and intended to supplement the primary on-site parking area.*

- 1. Satellite parking areas shall be located within two hundred (200) feet of the primary public entrance to the building or use they serve.*
- 2. The distance shall be measured along the most direct pedestrian path between the farthest parking space within the satellite parking area and the primary entrance.*
- 3. Safe and direct pedestrian access shall be provided between the satellite parking area and the primary building entrance.*
- 4. The pedestrian route shall include clearly defined walkways, crossings, and lighting consistent with City design standards.*
- 5. Satellite parking areas shall be under the same ownership or control as the primary use, or subject to a recorded agreement ensuring shared access and maintenance responsibilities.*
- 6. All satellite parking areas shall be maintained in good condition and in compliance with applicable landscaping, drainage, and surface standards.*
- 7. Satellite parking areas shall meet all applicable requirements for off-street parking design, landscaping, and screening as provided in Chapter 19.06.020.*

Staff suggests adding this section to the R-7,200 and R-9,600 zones as well, to provide the same flexibility. This is included in the “Draft with Options”.

An example of this type of parking can be seen in the Braidwood development where there are ‘pockets’ of parking not located directly in front of the units (see image below).



7. Page 18 – 19.03.090 (E) creates front and side yard setbacks of "None". I interpret that to be zero. Above that in paragraph (C) the allowable hard surface coverage in the CBD "zone is none". I also interpret that as zero. So no (zero) development is allowed? This same situation exists in other areas of proposed code. I believe it needs to be corrected throughout the document and should be stated as a percentage of lot coverage (100%).

**Staff Response:** *None does not mean zero in this context, as these references are related to minimums and maximums. It means there is no minimum structure setback or hard surface coverage maximum prescribed by code. Typically, structure setbacks are determined by sight distance, access, required landscape buffers etc. The same is true for the hard surface maximum. While there is no maximum, required landscaping will naturally limit the amount of hard surface coverage. For example, if a 10-foot-wide landscape buffer is required and parking lot landscaping is required, the entire site cannot be hard surface. We can certainly utilize percentages for allowable hard surface coverage in commercial zones if Council prefers, though we would need to discuss what those would be. 75-85% is a*



*pretty standard hard surface coverage limit in commercial zones and has been added to the “Draft with Options”.*

8. Page 33 – 19.04A.230(F) should there be language noting that time limits shall not apply to application that requires changes to CODE?

**Staff Response:** *These timeframes are related to land use and building permits and do not apply to code amendments.*

9. Page 35 – 19.04A.250(D) why is this in here? What projects would fall into this situation? It states that approvals shall expire after 7 years, but the date listed is 2014, so they would have expired as of 2021?

**Staff Response:** *Revised as follows:*

*(D) Preliminary short subdivision approvals shall expire after ~~seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and~~ ten years if the project is not subject to the Shoreline Management Act, and the preliminary plat is approved on or before December 31, 2007. Preliminary short subdivision approvals shall expire automatically if, within ~~the applicable number of years~~ five years after the issuance of such approvals:*

- (1) The final plat or short plat has not been submitted to the city for approval; or*
- (2) An extension has not been granted. The designated official may approve a single one-year original extension to the approval, if:*

- (a) The request was delivered in writing to the designated official or city clerk at least 30 calendar days prior to the approval ’ s expiration and meets one of the proper justifications listed in subsection (C)(2) of this section;*
- (b) The permittee has proceeded with due diligence and in good faith to complete the plat; and*
- (c) Conditions have not changed so substantially as to warrant a new application.*

10. Page 43 – 19.04C.065(B) Multiple concerns related to the proposed Home Occupation section requiring a CUP in the CBD zone.

**Staff Response:** *The reference to Land Use Policy LU-3.2 has been removed from the staff report. Staff agrees that a Conditional Use Permit is not the appropriate process to allow home occupations in commercial zones. The provision has been re-written as follows:*

*Home occupations are permitted in residential zones, and within legal non-conforming residential structures occupied as a primary residence in non-residential zones, provided it complies with the standards outlined in GPMC Chapter 19.04C.065(D).*

11. Page 48 – 19.04D.060(G)(1) How would a testamentary subdivision be affected by this section? I know a lot of those are confirmed during development processes by court

decisions. In general, it seems bizarre to me that you could own a lot with legal lot status and be in jeopardy of losing lot status due to a court decision where lot status was not an issue before the court.

**Staff Response:** *This provision is not anticipated to impact lots created through the testamentary process. However, staff has requested the Consultant do additional research and provide further details as appropriate.*

12. Page 68 – 19.06.050(6) Is this exemption required in state law? If not, what is the advantage to the city by including it?

**Staff Response:** *This exemption is required by House Bill 1757. Staff is recommending adding the additional exemption shown in red below:*

(6) Exemption

(a) The expansion or enlargement of an existing building (a building that received a certificate of occupancy at least three years prior to the permit application for expansion) for the addition of residential units, shall not require additional parking stalls.

*(b) Existing Uses in Central Business District. Existing businesses and uses in the Central Business District (CBD) zone that were lawfully established prior to [effective date of this ordinance] are not required to provide off-street parking. However, any expansion, change of use, or redevelopment that increases parking demand as calculated under Table 1 shall provide parking for the incremental increase in demand, unless otherwise exempted under this subsection (6).*

13. Page 70 – 19.06.090 Should there be a clarification on the differences between ADU and DADU? (DADU subject to additional ERU, etc.)

**Staff Response:** *Standards further defining and regulating ADU's will be coming in early 2026. Title 13 has been updated to reflect appropriate connection fees.*

14. Page 71 – 19.06.090(D) I suggest deleting everything after the RCW code citation. That way if the legislature changes the RCW our code is still consistent with state law.

**Staff Response:** *Agreed this should be more broadly written to avoid revisions each time state law changes. The provision has been revised as follows:*

*(D) Impact Fees. Impact fees are set forth in the fee schedule in a manner consistent with RCW 36.70A.681(1)(a) or as otherwise amended. ~~The city may not assess impact fees on the construction of accessory dwelling units that are greater than fifty percent (50%) of the impact fees that would be imposed on the principal unit.~~*

15. Page 71 – 19.06.135(A) Would an area beside a house be considered a driveway? The common definition of a driveway only included the vehicle path between a road and the

structure. I suggest eliminating the word "existing" in the last line. It could be used to imply that a gravel pad cannot be constructed to accommodate RV parking.

**Staff Response:** *The area beside a house is not considered a driveway, see Public Works Standards. The topic of existing gravel was discussed with the Planning Commission, and the following was their recommendation: If the pad has already been constructed, it would be considered an existing non-conforming improvement. However, we're already seeing issues with residents graveling their side yards and adding extra parking areas that don't meet our Public Works standards. This trend is concerning because it not only fails to meet our design requirements but also risks diminishing the intended character and appearance of residential neighborhoods built in accordance with those standards. Staff recommends leaving as written.*

16. Page 78 – 10.04.030(A) The word "tagged" comes across sort of as slang to me. Perhaps "cited" might work better?

In paragraph (C) it might be useful to have a time restriction such as "...re-parked on the same street within 350 feet of the original location within 24 hours of being moved, it shall...". As it reads now, I could be in violation, park 400 feet away, wait any period of time (minutes), then move back to the original location. Those are the games people play. I know the city of Everett has adopted regulations pertaining to re-parking in the downtown area. They may have language that would work here.

**Staff Response:** *The word "tagged" has been revised to "cited". The language bolded and underlined below is being proposed in response to the 24-hour limitation suggested.*

*(C) If after a recreational vehicle has exceeded the 48-hour limit and received notice of violation, the recreational vehicle is reparked on the same street within 350 feet of the original location, it shall be considered to be parked in the same location within the street and still in violation of the 48-hour parking restriction. **The vehicle shall not be returned to the same side of the same block, or within the minimum distance specified above, for a period of not less than 24 hours.***

*An optional addition has been provided based on feedback from the Planning Commission related to owner/operators of semi-trucks (Chapter 10.04.040). This option is shown below. This is included in the "Draft with Options".*

*B. An owner/operator of a truck, trailer or tractor-trailer combination may park at their place of residence outside of the provisions above when:*

- 1. The lot abutting the street is sufficiently wide to accommodate both the parked vehicle and safe passage of traffic and pedestrians, as defined by the city's street width standards; and*
- 2. Parking does not impede access to driveways, intersections, or emergency vehicle routes; and*
- 3. The vehicle is parked for a period of no more than 48 hours.*



17. Page 78 – 10.04.040(A)(1)(d) Last line is missing a code citation. Reads "Section XXXX"

**Staff Response:** *The correct code citation has been added.*

18. Lastly, it seems to me that several of the suggestions in the Toyer letter have merit. I would appreciate a responsive reply such as was provided for the Department of Commerce comments.

**Staff Response:** *A response letter was provided to Mr. Toyer, and is attached for reference.*



October 28, 2025

**SENT ELECTRONICALLY TO AVOID DELAY**

Granite Falls Planning Commission  
215 S. Granite Avenue  
Granite Falls, WA 98252

**Public Hearing Comments – Code Updates**

Dear Commissioners:

Thank you for the opportunity to make public comments on the proposed code updates. Based on our firm's work with several property owners in your community, as well as our experience working with numerous businesses as they seek out locations to construct new retail and industrial facilities, we offer the following comments:

1. We want to thank staff/contract staff for not including requirements for alleys in these changes. Requiring alleys typically results in projects have more hard surfaces, requiring larger stormwater facilities. Both outcomes would increase the cost of housing, and it is not clear what the benefit to Granite Falls or its future residents would be. Should this be a proposal that continues to be considered further, we believe the city should alternatively look at flexibility in setbacks and other design requirements first before committing to requiring alleys in any zone.
2. But, it's not clear why pervious/permeable pavement would be added as a "hard surface" since the point is to reduce impervious surface. This change will impact the building envelop and may disincentivize use of such alternative means of addressing stormwater infiltration on site. We suggest leaving the definition of impervious surface as-is but adding driveways and sidewalks. Otherwise, please remove pervious and permeable surfaces from the definition of a hard surface or increase the allowance for hard surfaces by 5% per zoning district adjust.
3. In Table 19.03-I, Permitted Uses by Zoning District, on page 12 we suggest the following changes:
  - a. Keep "*General Warehousing and Including Wholesale Trade*" as a permitted use in the Industrial Retail (IR) zone, but provide for a separate use category called Trade, Transportation and Warehousing that would be permitted in the Light Industrial (LI) and Heavy Industrial (HI) zones.

The reason for this change is to separate uses that may be more retail in nature from those which are more industrial and trade oriented. This helps ensure that distribution type warehousing would be a permitted uses and freight transportation uses, which are often associated with warehousing and distribution, are permitted. We also believe that given the city's proximity to mining and forestry industry clusters, such permitted use clarifications will benefit the city in attracting related business uses that would build facilities adding taxable valuation, retail sales tax (depending on the industry), and needed local jobs.

4. In Table 19.03-I, Permitted Uses by Zoning District, on page 15, we suggest the following use description changes:
  - a. Replace "Heavy equipment rental" with "Heavy equipment sales, service/repair, and rental"
  - b. Consider allowing "Heavy equipment sales, service/repair, and rental in the Heavy Industrial (HI) zone.
  - c. Add "rental" to "Light equipment sales and repair" so it reads "Light equipment sales, rental, and repair"
5. Regarding the "Heavy" and "Light" equipment sales, rental and repair categories, we did not find a definition in Title 19 that distinguishes between what is "heavy" and what is "light" – we suggest definitions be added.
6. At 19.03.080(I) on page 23, we appreciate that approvals regarding minimum density in the MR zone will be

administrative, not Hearing Examiner. We support the proposed language but would suggest adding “access” (shown in red below) as one of the factors given that “location” is not necessarily inclusive of access considerations.

(a) The [site](#) is constrained due to its unusual shape, topography, location, [easements](#), [critical areas](#), [access](#), or other features that preclude the minimum [density](#) being achieved; or

7. Regarding requiring traditional street grids on page 51 at 19.04D.020(A)(4), we suggest that language be added to allow for some exceptions. For example, a project would not be required to provide a stub road for future road connection in the case where wetlands or other features located on the adjacent property would prohibit the extension of such road system. These exceptions should be administratively reviewed and approved since they pertain to public works standards.
8. On page 55, at 19.06.010.B.2, we suggest that clarification is made to include stormwater vaults that can be covered with recreational facilities in the calculation for density. This would be consistent with other jurisdictions.
9. On Table 1 at pages 68 and 69, we suggest adding in “warehousing and distribution” as a use and establishing a minimum off-street parking requirement of 1 stall per 2,500 square feet. Our firm did a survey of over two dozen jurisdictions a couple years ago and the typical parking requirement for this use ranges from 1 stall per 1,500 to 1 stall per 5,000.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Toyer".

David Toyer  
President



November 7, 2025

David Toyer, President  
Toyer Strategic Advisors, Inc.  
3705 Colby Ave. Ste. 1  
Everett WA 98201

Dear Mr. Toyer,

Thank you for providing comments to the Planning Commission regarding the upcoming proposed changes to Title 19 and 21 of the Granite Falls Municipal Code. After discussion with the planning commission and City staff, please find responses to your comments dated October 28, 2025 below:

1. We want to thank staff/contract staff for not including requirements for alleys in these changes. Requiring alleys typically results in projects have more hard surfaces, requiring larger stormwater facilities. Both outcomes would increase the cost of housing, and it is not clear what the benefit to Granite Falls or its future residents would be. Should this be a proposal that continues to be considered further, we believe the city should alternatively look at flexibility in setbacks and other design requirements first before committing to requiring alleys in any zone.

*Staff Response: Staff has incorporated flexibility related to alleys to ensure that the ultimate outcome benefits the future residents, the City, and does not overburden the developer.*

2. But, it's not clear why pervious/permeable pavement would be added as a "hard surface" since the point is to reduce impervious surface. This change will impact the building envelop and may disincentivize use of such alternative means of addressing stormwater infiltration on site. We suggest leaving the definition of impervious surface as-is but adding driveways and sidewalks. Otherwise, please remove pervious and permeable surfaces from the definition of a hard surface or increase the allowance for hard surfaces by 5% per zoning district adjust.

*Staff Response: Pervious/permeable pavement can often result in future contribution to pollution-generating surfaces, as many private property owners do not properly maintain it. Staff is proposing to keep the definition as proposed, but will allow any walkways/pathways five feet in width or less to be excluded from the total calculation to help offset this change.*

3. In Table 19.03-I, Permitted Uses by Zoning District, on page 12 we suggest the following changes:

a. Keep "General Warehousing and Including Wholesale Trade" as a permitted use in the Industrial Retail (IR) zone, but provide for a separate use category called Trade,

Transportation and Warehousing that would be permitted in the Light Industrial (LI) and Heavy Industrial (HI) zones.

The reason for this change is to separate uses that may be more retail in nature from those which are more industrial and trade oriented. This helps ensure that distribution type warehousing would be a permitted uses and freight transportation uses, which are often associated with warehousing and distribution, are permitted. We also believe that given the city's proximity to mining and forestry industry clusters, such permitted use clarifications will benefit the city in attracting related business uses that would build facilities adding taxable valuation, retail sales tax (depending on the industry), and needed local jobs.

*Staff Response: The City agrees with this recommendation. Retaining "General Warehousing and Including Wholesale Trade" as a permitted use within the Industrial Retail (IR) zone, while establishing a distinct "Trade, Transportation, and Warehousing" use category for the Light Industrial (LI) and Heavy Industrial (HI) zones, provides needed clarity and flexibility in how industrial and distribution-related activities are regulated.*

4. In Table 19.03-I, Permitted Uses by Zoning District, on page 15, we suggest the following use description changes:
  - a. Replace "Heavy equipment rental" with "Heavy equipment sales, service/repair, and rental".
  - b. Consider allowing "Heavy equipment sales, service/repair, and rental in the Heavy Industrial (HI) zone.
  - c. Add "rental" to "Light equipment sales and repair" so it reads "Light equipment sales, rental, and repair"

*Staff Response: This City agrees with this recommendation and has incorporated it into the proposed amendments.*

5. Regarding the "Heavy" and "Light" equipment sales, rental and repair categories, we did not find a definition in Title 19 that distinguishes between what is "heavy" and what is "light" – we suggest definitions be added.

*Staff Response: This City agrees with this recommendation and has incorporated definitions into the proposed amendments.*

6. At 19.03.080(I) on page 23, we appreciate that approvals regarding minimum density in the MR zone will be administrative, not Hearing Examiner. We support the proposed language but would suggest adding "access" (shown in red below) as one of the factors given that "location" is not necessarily inclusive of access considerations.
  - (a) The site is constrained due to its unusual shape, topography, location, easements, critical areas, access, or other features that preclude the minimum density being achieved; or

*Staff Response: This City agrees with this recommendation and has incorporated it into the proposed amendments.*

7. Regarding requiring traditional street grids on page 51 at 19.04D.020(A)(4), we suggest that language be added to allow for some exceptions. For example, a project would not be required to provide a stub road for future road connection in the case where wetlands or other features located on the adjacent property would prohibit the extension of such road system. These exceptions should be administratively reviewed and approved since they pertain to public works standards.

*Staff Response: Staff believes that sufficient safeguards are already in place through the existing regulations governing critical areas and their associated buffers. Additionally, the common-sense application of the proposed code section adequately addresses the issues raised. For these reasons, staff does not find that additional language is necessary at this time.*

8. On page 55, at 19.06.010.B.2, we suggest that clarification is made to include stormwater vaults that can be covered with recreational facilities in the calculation for density. This would be consistent with other jurisdictions.

*Staff Response: Staff has added language to the proposed amendments, which will allow stormwater vaults topped with a recreational facility to be used in the calculation of density.*

9. On Table 1 at pages 68 and 69, we suggest adding in “warehousing and distribution” as a use and establishing a minimum off-street parking requirement of 1 stall per 2,500 square feet. Our firm did a survey of over two dozen jurisdictions a couple years ago and the typical parking requirement for this use ranges from 1 stall per 1,500 to 1 stall per 5,000.

*Staff Response: Given the wide range of warehouse and distribution uses, staff recommends retaining the existing parking requirement as written. Acknowledging that warehouse and distribution uses can vary greatly in their operations and parking demand, staff is proposing flexibility allowing applicants to submit a parking study if their specific use justifies a different requirement.*

Thank you again for taking the time to provide thoughtful feedback. If you have any questions, please do not hesitate to contact me at 360.691.6441 or [amy.hess@ci.granite-falls.wa.us](mailto:amy.hess@ci.granite-falls.wa.us).

Sincerely,

*Amy Hess*

Planning Director

ecc: Jeff Balentine, City Manager  
Brent Kirk, Deputy City Manager  
Granite Falls Planning Commissioners



**CITY OF GRANITE FALLS  
ORDINANCE NO. 1069-2025 DRAFT**

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**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, AMENDING SECTION 10.04.030; ADDING SECTION 10.04.040; AMENDING CHAPTER 19.01; AMENDING CHAPTER 19.02; AMENDING CHAPTER 19.03; AMENDING SECTION 19.04A.210; AMENDING SECTION 19.04A.230; AMENDING SECTION 19.04A.250; AMENDING SECTION 19.04A.265; AMENDING SECTION 19.04A.325; AMENDING SECTION 19.04A.350; AMENDING SECTION 19.04C.035; AMENDING SECTION 19.04C.065; AMENDING SECTION 19.04D.020; ADDING SECTION 19.04D.065; AMENDING SECTION 19.05.310; AMENDING SECTION 19.06.010; AMENDING SECTION 19.06.020; AMENDING SECTION 19.06.040; AMENDING SECTION 19.06.050; AMENDING SECTION 19.06.090; ADDING SECTION 19.06.135; AMENDING SECTION 21.06.170; UPDATING AND CLARIFYING THE CITY'S PERMIT PROCESSING REGULATIONS TO COMPLY WITH RECENT AMENDMENTS TO CHAPTER 36.70B RCW; UPDATING AND CLARIFYING THE CITY'S UNIT LOT SUBDIVISION PERMIT PROCESSING REGULATIONS TO COMPLY WITH RECENT AMENDMENTS TO CHAPTER 58.17 RCW; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

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**WHEREAS**, during the 2023 Regular Session the State of Washington passed Second Substitute Senate Bill (SSSB) 5290 relating to the consolidation of local permit review processes; and

**WHEREAS**, SSSB 5290 amends Chapter 36.70B RCW and, as a result, applies to all local jurisdictions that are fully planning jurisdictions, a list which includes the City of Granite Falls; and

**WHEREAS**, the provisions of SSSB 5290 regarding Sections 36.70B.020 RCW, 36.70B.070 RCW, 36.70B.110 RCW, 36.70B.140 RCW, and 36.70B.160 RCW went into effect as of July 23, 2023; and

**WHEREAS**, the provisions of SSSB 5290 that went into effect as of July 23, 2023 are not currently reflected in the City of Granite Falls's Municipal Code; and

**WHEREAS**, the provisions of SSSB 5290 regarding Section 36.70B.080 RCW go into effect as of January 1, 2025; and

**WHEREAS**, all provisions of SSSB 5290 are not required to be reflected in a city's municipal code in order to be in effect; and

**WHEREAS**, the City of Granite Falls is desirous of maintaining its Municipal Code such

that it provides increased transparency and accountability for its residents, businesses owners, and members of the construction industry doing business within its jurisdictional boundaries; and

**WHEREAS**, during the 2023 Regular Session the State of Washington passed Engrossed Second Substitute Senate Bill (ESSSB) 5258 relating to the establishment of the allowance for unit lot subdivisions; and

**WHEREAS**, the intent of ESSSB 5258 is for the increase in supply and affordability of condominium units and townhouses as an option for homeownership; and

**WHEREAS**, ESSSB 5258 amends Chapter 58.17 RCW requiring that local governments incorporate provisions related to “unit lot subdivisions” into their short plat regulations; and

**WHEREAS**, the provisions of SSSB 5258 that went into effect as of July 23, 2023 are not currently reflected in the City of Granite Falls’s Municipal Code; and

**WHEREAS**, ESSSB 5258 applies to all local jurisdictions throughout the state, a list which includes the City of Granite Falls; and

**WHEREAS**, the City of Granite Falls is desirous of maintaining its Municipal Code such that it provides increased transparency and accountability for its residents, businesses owners, and members of the construction industry doing business within its jurisdictional boundaries; and

**WHEREAS**, during the 2023 Regular Session the State of Washington passed Engrossed Second Substitute House Bill (ESSHB) 1337 relating to accessory dwelling units; and

**WHEREAS**, the intent of SSHB 1337 is to expand housing options by easing barriers to the construction and use of accessory dwelling units; and

**WHEREAS**, SSHB 1337 amends Chapter RCW 36.70A.696, 43.21C.495, and 36.70A.280, and adds new sections to chapter 36.70A RCW; 64.34 RCW; 64.32 RCW; 64.38 RCW; 64.90 RCW; creating a new section; and repealing RCW 35.63.210, 35A.63.230, 36.70A.400, 36.70.677, and 43.63A.215 requiring that local governments incorporate provisions related to “accessory dwelling units” into their development regulations; and

**WHEREAS**, the provisions of SSSB 1337 that went into effect as of July 23, 2023 are not currently reflected in the City of Granite Falls's Municipal Code; and

**WHEREAS**, SSHB 1337 applies to all local jurisdictions throughout the state, a list which includes the City of Granite Falls; and

**WHEREAS**, the City of Granite Falls is desirous of maintaining its Municipal Code such that it provides increased transparency and accountability for its residents, businesses owners, and members of the construction industry doing business within its jurisdictional boundaries;

**WHEREAS**, during the 2024 Regular Session the State of Washington passed Engrossed Second Substitute House Bill (ESSHB) 1998 relating to co-living housing; and

**WHEREAS**, the intent of SSHB 1998 is to legalize inexpensive housing choices through co-living housing; and

**WHEREAS**, SSHB 1998 amends chapter 36.70A RCW requiring that local governments incorporate provisions related to "co-living housing" into their development regulations; and

**WHEREAS**, the provisions of SSSB 1998 that went into effect as of June 6, 2024 are not currently reflected in the City of Granite Falls's Municipal Code; and

**WHEREAS**, SSHB 1998 applies to all local jurisdictions throughout the state, a list which includes the City of Granite Falls; and

**WHEREAS**, the City of Granite Falls is desirous of maintaining its Municipal Code such that it provides increased transparency and accountability for its residents, businesses owners, and members of the construction industry doing business within its jurisdictional boundaries;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANITE FALLS DO ORDAIN AS FOLLOWS:**

**Section 1. Findings.** The above recitals are hereby adopted by reference as legislative findings in support of this ordinance.

**Section 2. Amendment of Section 10.04.030 GFMC.** Section 10.04.030 of the Granite Falls



Municipal Code is hereby amended to provide in its entirety as follows:

(A) No vehicle shall be parked in one place for more than 72 consecutive hours on any street, alley or public place within the city. Vehicles ~~tagged~~ cited in violation of this code must be moved within 24 hours or are subject to tow at the owner's expense.

(B) A recreational vehicle may be parked within Public Right-of-Way for a period not to exceed 48 hours and shall not be parked within sight distance triangles.

(C) If after a recreational vehicle has exceeded the 48-hour limit and received notice of violation, the recreational vehicle is re-parked on the same street within 350 feet of the original location, it shall be considered to be parked in the same location within the street and still in violation of the 48-hour parking restriction. The vehicle shall not be returned to the same side of the same block, or within the minimum distance specified above, for a period not less than 24 hours.

**Section 3.** Adding Section 10.04.040 GFMC. Section 10.04.040 of the Granite Falls Municipal Code is hereby added to provide in its entirety as follows:

(A) Parking trucks, trailers or tractor-trailer combination.

(1) No person shall stand or park a truck, or truck tractor-trailer combination which has a manufacturer's gross vehicle weight in excess of sixteen thousand pounds, a length in excess of twenty feet or a width in excess of eight feet upon any portion of a street or alley within any residential zone as defined in the city's zoning code and zoning map except when:

(a) Property is actively loaded or unloaded from such vehicle; or

(b) The vehicle is a City vehicle or public utility vehicle providing a service for the public; or

(b) The vehicle is an emergency vehicle; or

(d) Such vehicle is currently used at and is located at a specific location within a residential zone for the purpose of assisting in the providing of services such as construction, carpentry, plumbing or landscaping to such residence or location.

For the purposes of this chapter, "actively loading or unloading" means the process of transferring property, goods, materials, or passengers to or from a vehicle in a continuous and expeditious manner. A vehicle shall be considered to be actively

loading or unloading only while such activity is visibly in progress and shall not exceed thirty (30) minutes, unless continuous loading or unloading activity is clearly occurring beyond that time. Extended on-site construction activities may be required to obtain a permit from the Community Development Department.

Vehicles parked, stopped, or standing without active loading or unloading, or exceeding the time limit stated above, are subject to citation, fines, and/or towing at the owner's expense in accordance with GFMC Section 10.72.120.

(2) No vehicle in excess of sixteen thousand pounds shall be parked on any street or roadway in such a manner that the vehicle faces against the direction of authorized traffic movement on that side of the street.

**Section 4.** Amendment of Section 19.01.020 GFMC. Section 19.01.020 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

The general purposes of the development code are:

(A) Implement Comprehensive Plan. To implement the comprehensive plan in accordance with Chapter 36.70 RCW et seq. (Planning Enabling Act) and Chapter 36.70A RCW et seq. (Growth Management Act) and implementing a six-year Transportation Improvement Program consistent with the Comprehensive Plan in accordance with RCW 35.77.010;

(B) Promote Health and Safety. To promote public health, safety, and general welfare through regulation of physical development of the city;

(C) Orderly Development. To plan for future development of the city in an orderly and predictable fashion;

(D) Adequate Public Facilities. To provide for adequate public facilities and services to support land development;

(E) Promote Well-Being. To promote social and economic well-being through integration of aesthetic, environmental, and economic values;

(F) Protect Property Rights. To protect property rights;

(G) Protect Resources. To encourage protection of environmentally critical or historically significant resources;

(H) Ensure Adequate Space. To ensure provision of adequate space for commercial, industrial, residential, and other activities necessary for public welfare;

(I) Administration of Regulations. To provide for efficient and effective administration and enforcement of the regulations;

(J) Provide Light and Access. To provide adequate light, air, privacy, and convenience of access to property;

(K) Elimination of Nonconforming Uses. To provide for the gradual elimination of those uses of land, buildings and structures which do not conform to the standards of the district in which they are located and are adversely affecting the development and taxable value of property in the district.

**Section 5. Amendment of Section 19.01.030 GFMC.** Section 19.01.030 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.01.030 Interpretation and application – General.**

(A) Minimum Requirements. In interpreting and applying the provisions of this UDC, they shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and general welfare. It is not intended by this UDC to interfere with or revoke or invalidate any easement, covenant, or other agreement between parties.

(B) Greater Restrictions. When the provisions of this UDC impose greater restrictions than are imposed by other applicable city, Snohomish County, state, and federal regulations, the provisions of this UDC shall control.

(C) For the purpose of the unified development code, all words used in the code shall have their normal and customary meanings, unless specifically defined otherwise in this code.

(D) Ambiguities or Differences. In case of any ambiguity or difference of meaning or inconsistencies between the text and any illustrations or other graphics, the text throughout this UDC shall control.

(E) Construction of Words. Unless the context clearly indicates otherwise, words in the present tense can include the future tense, and words in the singular can include the plural, or vice versa. Except for words and terms defined in Chapter 19.02 GFMC and in Chapter 19.07 GFMC, all words and terms used in this UDC shall have their customary meanings.

(F) Shall, Should, May, Will. The words “shall,” “should” and “will” are always mandatory and not discretionary. The word “may” is discretionary.

(G) The word “used” includes designed, intended, or arranged to be used.

~~(H) The masculine gender includes the feminine and vice versa.~~



(H) Distance shall be measured horizontally unless otherwise specified.

**Section 6. Amendment of Section 19.01.050 GPMC.** Section 19.01.050 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.01.050 User's guide.**

(A) Chapters. This UDC contains 10 chapters:

- (1) General Provisions. Establishes the purpose, title and basic rules for using the city development code.
- (2) Basic Definitions. Provides definitions for words used throughout the UDC. Words or terms used only in the environmental regulations chapter, Chapter 19.07 GPMC, are defined in that chapter.
- (3) Zoning. Lists and describes the zoning classifications, allowed uses for each zone, and the density, intensity, setback, and open space requirements for each zone.
- (4) Code Administration. Combines and coordinates the application, review, and approval procedures for land development in the city.
- (5) General Permits. Provides application procedures, decision criteria, and development standards for conditional use permits, planned residential developments, annexations, variances, and temporary uses.
- (6) Development Standards. Provides development standards such as density, setbacks, height, ~~lot coverage~~ hard surface coverage, landscaping, buffering, fences, signs, loading, parking, access, and other standards to cover general and specific uses; also covers home occupations, day care facilities, accessory dwelling units, group homes, adult entertainment, manufactured home parks, RV parks, nonconforming uses, and public works construction standards.
- (7) Environmental Regulations. Establishes the policies and regulatory process for implementing the State Environmental Policy Act (SEPA) and to identify and protect environmentally critical areas; also incorporates by reference the Granite Falls shoreline master program, and provides regulations for flood damage prevention.
- (8) Siting Essential Public Facilities. Provides a comprehensive and efficient process for siting essential public facilities.
- (9) Land Use Fees and Deposits. Establishes fees and deposits for various services, actions, and permits regarding land use as per the unified development code and shall be established by resolution of the city council.

(10) Vacations of Streets and Access Easements. Establishes the procedure and criteria that the city will use to decide upon vacation of streets, alleys, and other types of public easements relating to street, pedestrian or travel purposes.

(B) Numbering Scheme. The numbering scheme used in this title operates as shown below:

| Title | Chapter | Section | Subsection                   |
|-------|---------|---------|------------------------------|
| 19.   | 05.     | 010     | (A)(1)(a)(i), (ii),<br>(iii) |

(C) Format. Each chapter begins with a purpose statement for the chapter. Basic definitions are contained in Chapter 19.02 GFMC. Cross references to other chapters and sections of this UDC can be found throughout the document.

**Section 7. Amendment of Section 19.02.010 GFMC.** Section 19.02.010 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.010.A**

“Access” means ingress and egress to and from premises. This also means access to public way and general road system.

“Access corridor” means a vehicle circulation area in private ownership, including easements, tracts and driveways in common ownership, over which access is afforded to more than one lot, or which serves more than 30 dwelling units in a multifamily development. Driveways serving a group of less than 30 dwelling units in multifamily developments shall not be considered access corridors.

“Access (primary)” means a principal entrance to a structure through which pedestrians enter during normal operating hours of the facility.

“Accessory building” means a building which is subordinate to the main building, and is incidental to the use of the main building on the same lot and does not exceed one story or 12 feet in height.

~~“Accessory dwelling unit” means a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling, or contained within a separate structure that is accessory to the primary dwelling unit on the premises.~~

“Accessory Dwelling Unit (ADU)” means a subordinate, self-contained residential unit that is located on the same lot as, and is incidental to, a primary dwelling unit. An ADU provides complete independent living facilities, including permanent provisions for sleeping, cooking, sanitation, and living space. An ADU may be located within or attached to the primary dwelling, or within a detached structure on the same lot.

“Accessory living quarters” means living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use by guests of the occupant. Such quarters do not include an area for the preparation or storage of food and are not used as a separate dwelling unit.

“Accessory structure” means a building or other structure that is subordinate to the principal building and is incidental to the use of the principal building on the same lot and does not exceed one story or 12 feet in height.

“Accessory use” means a use that is clearly incidental and subordinate to the principal use on the same lot.

“Adult business” means any business which sells, rents, displays, or provides adult stock in trade depicting, describing or relating to specified sexual activities or specified anatomical areas, or engages in or permits specified sexual activities on the premises, and which excludes any person by virtue of age from all or part of the premises. Adult businesses include, but are not limited to:

- (1) Adult bathhouse;
- (2) Adult bookstore in which 10 percent or more of the stock in trade is adult stock in trade;
- (3) Adult cabaret which presents go-go dancers, strippers, male or female impersonators or similar entertainment;
- (4) Adult massage parlor in which massage or touching of the human body is provided for a fee;
- (5) Adult retail store in which 10 percent or more of the stock in trade is adult stock in trade;
- (6) Adult sauna parlor;
- (7) Adult theater, including a building, portion of a building, enclosure or drive-in theater which displays adult stock in trade;
- (8) Adult video store in which 10 percent or more of the stock in trade is adult stock in trade.

“Adult family home” means a residence licensed by the state of Washington where personal care, room and board are provided for more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

“Adult stock in trade” means all books, pictures or other printed materials, products or equipment, prerecorded videotapes, discs, or similar material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas where such material is generally available for rental, purchase, viewing, or use by patrons of the establishment, excluding material located in any storeroom or other portion of the premises not regularly open to patrons.



“Advertising vehicle” means any vehicle or trailer on a public right-of-way or public property or on private property so as to be visible from a public right-of-way which has attached thereto, or located thereon, any sign or advertising device for the basic purpose of providing advertisement or products or directing people to a business activity located on the same property or nearby property or any other premises. The vehicle must be used primarily for the purpose of advertising, as opposed to serving some other function such as delivery of goods or services or transport.

“Air-supported structure” means an air-supported or inflated object with or without cable supports and braces intended to attract attention to the location, event or promotion.

“Alley” means a public or private way permanently reserved as a secondary means of access to abutting property. Alleys shall generally only serve utility vehicles, residents or employees of abutting properties.

“Alteration” means a change or rearrangement of the structural parts of existing facilities or an enlargement by extending the side or increasing the height or depth or moving from one location to another. In buildings for businesses, commercial, industrial or similar uses, the installation or rearrangement of partitions affecting more than one-third of a single floor area shall be considered an alteration.

“Amortization period” means the time within which a nonconforming sign must be made conforming.

“Animal clinic” means an establishment that is under the direction of a veterinarian licensed by the state of Washington for medical services to small pet animals not including poisonous reptiles or farm animals and not requiring confinement or supervised care on the premises.

“Animal shelter” means an establishment where stray, lost, abandoned or surrendered animals, mostly dogs and cats, and sometimes sick or wounded wildlife are kept and rehabilitated and may be sold or offered for adoption.

“Antenna” means a wire or system of wires, rods, poles, or similar devices; or satellite dishes used for the transmission or reception of electromagnetic waves, external to or attached to the exterior of any building or antenna support structure.

“Antenna support structure” means a structure or device specifically designed, constructed and/or erected for the purpose of attaching, mounting or otherwise affixing antennas at a height, altitude, or elevation.

“Apartment” means any portion of a multifamily or mixed use building that is designed, built, rented, leased or offered to be occupied as an independent living unit with self-contained cooking facilities.

“Applicant” means a person seeking development approval from the city.

“Appropriate provisions” means the adequate and timely provision of public services and facilities to be utilized by the lots of a plat, including roads, access, potable water, sanitary waste, parks and open space, and playgrounds, consistent with level of service standards established by the city of Granite Falls comprehensive plan.

“Area or surface area of sign” means the greatest area of a sign, visible from any one viewpoint, excluding the sign support structures, which do not form part of the sign proper or of the display. Surface area shall be measured as follows:

- (1) The “surface area” of the sign is determined by the height times the width of a typical rectangular sign, or other appropriate mathematical computation of surface area, for nonrectangular signs.
- (2) For identical multiple sided signs, only one face shall be included in the area calculation.

“Assisted senior living facility” means a residential facility for elderly persons (ages fifty-five or older) who require assistance with daily tasks such as cooking, eating, bathing, housekeeping, dispensing of medicines, shopping, appointments and other tasks.

“Awning” means a roof-like cover which projects from the wall of a building for the purpose of shielding the door, window or pedestrians from the elements.

**Section 8.** Amendment of Section 19.02.030 GPMC. Section 19.02.030 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.030.C**

“Canopy” means a freestanding structure affording protection from the elements to persons or property thereunder.

“Cattery” means an establishment where adult cats are temporarily boarded for compensation, whether or not for training. An adult cat is of either sex, altered or unaltered, that has reached the age of six months.

“City” means the city of Granite Falls, Washington.

“City council” means the city council of Granite Falls.

“City designated official” means the city designated official of the city of Granite Falls.

“Closed record appeal” means an appeal to the city council based on the existing record.

“Commercial” means property zoned and used for business purposes, such as a restaurant or an office building, as distinguished from residential, industrial, or agricultural property.

“Communication facility” means an unstaffed facility for the transmission and/or reception of wireless communication services, usually consisting of antennas, equipment enclosures, transmission cables, and a support structure.

“Community development infrastructure” means systems and facilities that support land use development including, but not limited to, sanitary sewer, domestic water, streets, stormwater, parks and open space, and other infrastructure or facilities for public use.

“Community facilities district” or “CFD” means a district created under RCW 36.145.005 for purposes of financing community development infrastructure.

“Community service event” or “civic event” means an event (e.g., festival, parking, fun run, and/or meeting) sponsored by a private or public organization, and benefiting a nonprofit cause or governmental program, including but not limited to events sponsored by schools, religious, or civic fraternal organizations.

“Comprehensive plan” means the Granite Falls comprehensive plan adopted in 2015, as amended.

“Concurrency” means the requirement of the Growth Management Act that requires developments to pay for the impact(s) at the time or within six years of the impact(s).

“Conditional use” means a use allowed in one or more zones as defined by this UDC, but which has peculiar characteristics such as: size, technological processes or equipment, location with reference to surroundings, streets, and existing improvements or demands upon public facilities, and therefore requires a special permit in order to assure proper control to make the use consistent and compatible with other existing or permissible uses in the same zone and mitigate adverse impacts of the use.

“Condominium” means a type of real property ownership in projects composed of two or more dwelling units, offices, or other establishments that are individually owned and within which common building areas or land areas of the project are owned cooperatively in fixed percentages by the owners of the individual dwelling units or establishments. This type of development requires the preparation of a declaration of condominium under the



provisions of the state Condominium Act, Chapter [64.34](#) RCW, and the formation of a legal homeowners' association to guide the financial and maintenance arrangements for the units within the development.

“Congregate care facility/retirement center” means a residential facility designed for and occupied by at least one person per unit who is able to live independently and without 24-hour supervision; and providing centralized services for the residents including meals, recreation, housekeeping, laundry and transportation.

“Courtyard Apartments” means attached dwelling units arranged on two or three sides of a yard or court.

“Critical areas” means areas of environmental sensitivity, which include the following areas and ecosystems:

- (1) Wetlands;
- (2) Areas with a critical recharging effect on aquifers used for potable water;
- (3) Fish and wildlife habitat conservation areas;
- (4) Frequently flooded areas; and
- (5) Geologically hazardous areas, as defined in Chapter 19.07 GPMC.

“Cul-de-sac” means a short street intersecting with another street at one end and terminated by a vehicular turnaround at the other end.

**Section 9. Amendment of Section 19.02.040 GPMC.** Section 19.02.040 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.040.D**

“Date of decision” means the date on which final action occurs and from which the appeal period is calculated.

“Day care center (commercial)” means an establishment licensed by the state of Washington, used to provide adult or child care services during part of the 24-hour day in a facility that is not the primary residence of the operator(s) and has six or more adults or children.

“Dedication” means the deliberate appropriation of land or rights in land by its owner for any general and public use, reserving to the property owner no other rights than such as are compatible with the full exercise and enjoyment of the public use to which the property has

been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat, short plat or other legal means that show the dedication thereon; and the acceptance by the public shall be evidenced by the approval of such document.

“Density” means the number of permitted dwelling units allowed on each acre of land or fraction thereof rounded to the nearest whole number.

“Designated official” means the city designated official assigned the responsibility by the city administrator for interpreting, implementing and enforcing the UDC.

“Detached” means a type of building or dwelling unit surrounded on all sides by open space and not connected to other buildings or structures except for permitted accessory structures.

“Developer” means a person or entity who owns or holds purchase options or other development control over property for which development activity is proposed.

“Development code” means the unified development code (UDC), Chapters 19.01 through 19.10 GPMC.

“Display” means the visual information shown on a sign, including the text, graphics, logo, pictures, lights and background.

“Display area” means the greatest area of display meant to contain the text, graphics, pictures, lights and other background details to be viewed as signage. Display area shall be measured as the smallest rectangle placed around all that comprises the display area. On no sign shall the display area be less than 50 percent of the surface area of the sign.

(1) Display area includes only one face of a double-faced sign where the faces of the sign are parallel. If any face is offset from parallel or separated by more than two feet, such face shall be counted as a separate surface area.

(2) Display area of a spherical, cubical or polyhedral sign equals the sum of the surface area of all faces, divided by two.

“Dog Day Care” means any commercial facility where four or more dogs are left by their owners during the daytime for periods of supervised social interaction in play groups with other dogs. Supervised social interaction occurs during the majority of the time the pets are at the facility.

“Drive-in restaurant” means a food and beverage establishment that contains an outside service window and/or provision for food service to occupants of automobiles parked on the premises.

“Driveway” means a vehicle entrance which serves a lot, structure or parking area.

“Driving surface” means that portion of a street intended for vehicular travel or parking.

“Duplex” means a building with two attached dwelling units with common separation walls joining the units, neither of which overlaps the other vertically.

“Dwelling unit” means a building or portion thereof providing complete housekeeping facilities for one family. Dwelling unit does not include recreation vehicles or mobile homes. (See also definitions of “multifamily dwelling” and “single-family dwelling” in GFMC 19.02.130 and 19.02.190, respectively.)

**Section 10.** Amendment of Section 19.02.050 GFMC. Section 19.02.050 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.050.E**

“Easement, access” means a private access no less than 25 feet wide which provides vehicular access to a street from no more than four existing or potential lots.

“Eave line” means the juncture of the roof and the perimeter of the wall of the structure.

“Educational institutions” means facilities that provide instruction and training in a wide variety of subjects by specialized enterprises, such as schools, colleges, universities, and training centers.

“Emergency shelter, indoor” means any facility that is constructed for the primary purpose of providing shelter for people experiencing homelessness in general or for specific populations of people experiencing homelessness consistent with RCW 36.70A.030(10). People may be granted admittance on a nightly or extended-stay basis. Emergency shelters may include day centers that do not provide overnight accommodations. Supportive services may or may not be provided in addition to the provision of shelter. Occupants may not be required to enter into a lease or occupancy agreement.



“Emergency shelter, outdoor” means a facility that provides shelter in temporary structures for people experiencing homelessness in general or for specific populations of people experiencing homelessness. “Temporary structure” means not affixed to land permanently including tents, vehicles, or other structures not regulated under the building code. People may be granted admittance on a nightly or extended-stay basis. Occupants may not be required to enter into a lease or occupancy agreement.

“Erect” means to build, construct, attach, place, affix, raise, assemble, create, paint, draw or in any other way bring into being or establish.

“Essential public facility (EPF)” means those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. The term “essential public facility” includes, but is not necessarily limited to, all facilities referenced in RCW 36.70A.200, all facilities enumerated on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4), and all facilities categorized as essential public facilities in this title.

“Essential public facility, local” means an essential public facility owned, operated, or sponsored by the city of Granite Falls, a special purpose district, Snohomish County (for facilities that do not provide service to the county-wide population), or another unit of local government. An EPF is “sponsored” by a local government when it will be owned or operated by a nongovernmental entity pursuant to a contract with the local government to provide the EPF.

“Essential public facility, regional” means an EPF that is owned, operated, or sponsored by Snohomish County or a regional agency whose boundaries encompass the city and which serves a substantial portion of the county-wide population or a geographic area that is greater than the county. An EPF is “sponsored” by the county or a regional agency when it will be owned or operated by a nongovernmental entity pursuant to a contract with the county or regional agency to provide the EPF.

“Essential public facility, state” means an EPF that is owned, operated, or sponsored by the state of Washington, including any department or agency thereof. An EPF is “sponsored” by the state when it will be owned or operated by a nongovernmental entity pursuant to a contract with the state to provide the EPF.

**Section 11.** Amendment of Section 19.02.080 GPMC. Section 19.02.080 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

## **19.02.080.H**

“Hard Surface Coverage” means all impervious surfaces (asphalt, concrete pavement, compacted gravel areas, buildings, driveways, parking lots, sidewalks, etc.) and permeable surfaces like pervious pavements, or vegetated roofs. Walkways/pathways five feet in width or less are less are excluded from the total calculation.

“Hazardous waste” means all dangerous and extremely hazardous waste as defined in RCW 70.105.010(15), or its successor, except for moderate risk waste as set forth in RCW 70.105.010(17), or its successor.

“Hazardous waste storage” means the holding of hazardous waste for a temporary period as regulated by the state dangerous waste regulations, Chapter 173-303 WAC, or its successor.

“Hazardous waste treatment” means the physical, chemical, or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amenable for storage, or reduced in volume, as regulated by the state dangerous waste regulations, Chapter 173-030 WAC, or its successor.

“Hazardous waste treatment and storage facility on site” means storage and treatment facilities which treat and store hazardous wastes generated on the same property.

“Health care facility” means a building designed and used for the provision of human health care services.

“Hearing examiner” means the official appointed by the mayor to adjudicate land use decisions as set forth in this code.

“Hedge” means a fence or boundary formed by a dense row of shrubs or low trees.

“Height, building” means the vertical distance from grade plane to the average height of the highest roof surface.

“Height of sign” means the vertical distance from the grade to the highest point of a sign or any vertical projection thereof, including its supporting columns, or the vertical distance from the relative grade in the immediate vicinity.

“Holographic display” means any display that creates a three-dimensional image through projection.

“Home occupation” means an economic enterprise to make a product or perform a service that is conducted or operated within a residential dwelling unit, or building accessory to a residential dwelling unit, by the resident occupant or owner, and which use shall be clearly

incidental and secondary to the residential use of the dwelling unit, including the use of the dwelling unit as a business address in a directory or as a business mailing address.

“Hospital” means an institution that provides twenty-four-hour-per-day care for the diagnosis, treatment, care and curing of individuals suffering from illness, injury or any condition requiring medical, obstetric, surgical, or psychiatric care; and other related uses customarily incidental thereto.

“Hotel” means any building containing six or more guest rooms where lodging, with or without meals, is provided for compensation.

**Section 12.** Amendment of Section 19.02.090 GPMC. Section 19.02.090 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.090.I**

“Impervious surface” means paved, gravel, or compacted surfaces, including roofs that prevent or retard the percolation of water into the underlying soil relative to the native soil in the immediate area of the site.

“Impound yard” means a site used for the storage of impounded vehicles on a temporary basis (less than 90 days).

“Inflatable object” means any inflatable object larger than three feet in diameter, such as a blimp, large balloon, or inflatable sport equipment, used to attract attention to a business, special event or activity.

“Interior alterations” means construction activities that do not modify the exiting site layout or the building footprint.

“Interior lot” means a lot fronting on only one street (also see “lot” in GPMC 19.02.120).

“Interior parking lot landscaping” means a landscaped area abutting pavement on at least three sides within a parking lot.

“Interior side yard” means the side yard adjacent to another building site.

“Irregular lot” means a lot which is shaped so that application of setback requirements is difficult. Examples include a lot with a shape which is not close to rectangular, or a lot with no readily identifiable rear lot line.

**Section 13.** Amendment of Section 19.02.120 GPMC. Section 19.02.120 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.120.L**



“Landscape” means site or development area characterized by plantings, screens, buffers, and other features intended to provide aesthetic or functional relief.

“Level of service (LOS)” means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.

“Lighting” means the illumination of structures and/or buildings and signs.

“Line, property” means the line defining the extent of a lot in a given direction.

“Line, setback” means a line beyond which, toward a property line, no structure may extend or be placed except as permitted by the regulations of this title.

“Live/work units” means built spaces that function as both work spaces and residences, allowing for workers to live and work in the same location.

“Lot” means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. A lot may be a lot of record, more than one lot of record or portion of a lot of record. The term shall not include tracts.

“Lot area” means the total horizontal area within the boundary lines of a lot, excluding any street right-of-way or access easement.

“Lot, corner” means a lot which has frontage on two or more streets where the streets meet.

“Lot coverage” means the total ground coverage of all buildings or structures on a site measured from the outside of external walls or support members.

“Lot depth” means the length of the lot measured on a line approximately perpendicular to the fronting street and midway between the side lot lines of the lot.

“Lot line” means any line enclosing the lot area.

“Lot line adjustment” means the adjustment of a boundary line between existing lots which results in no more lots than existed before the adjustment.

“Lot line, front” means the line separating any lot or parcel of land from a street right-of-way. On a through lot, the line abutting the street providing primary access to the lot.

“Lot line, rear” means a lot line or lines which are opposite and most distant from the front lot line.

“Lot line, side” means any lot line that is not a street or rear lot line.

“Lot of record” means an area or parcel of land as shown on an officially recorded plat or subdivision, or a lot that is otherwise legally created prior to August 12, 1981, the effective date of the Granite Falls Municipal Code (GFMC).

“Lot, parent” means the initial lot from which unit lots are subdivided.

“Lot, through” means a lot fronting on two streets that is not a corner lot.

“Lot, unit” means one of the individual lots created by the subdivision of a parent lot pursuant to GFMC [19.05.310](#).

“Lot width” means the distance between the side lot lines measured at right angles to the line establishing the lot depth at a point midway between the front lot line and the rear lot line. Any area used as an access easement shall be excluded from the computation of the lot width.

“Low income” means as defined by the U.S. Bureau of Census and included in the Granite Falls comprehensive plan, housing element, pages HO-10 and HO-11.

**Section 14.** Amendment of Section 19.02.130 GFMC. Section 19.02.130 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.130.M**

Main Building. See “building, principal or main” in GFMC [19.02.020](#).

“Maintained” means in good, unbroken, clean or working condition, with a minimum of tears or rips, or faded paint or lettering, and securely attached or affixed to the supporting structure.

“Maintenance” means the work of keeping something in a suitable condition such as repair would accomplish.

“Manufactured home” means a single-family dwelling built according to the Department of Housing and Urban Development Manufactured Construction and Safety Standards Act, which is a national, preemptive building code. A manufactured home also includes plumbing, heating, air conditioning, and electrical systems; is built on permanent chassis, and can be transported in one or more sections with each section at least eight feet wide and 40 feet long when transported; or when installed on the site is 320 square feet or greater. The term “manufactured home” does not include “recreational vehicles.”

“Manufactured or mobile home park” means a residential development in which the land is owned, operated, and maintained as a commercial business and the individual manufactured homes are either leased or are located on leased sites.

“Marquee” means a permanent roof-like structure projecting horizontally from and attached to a building, affording protection from the elements to persons and property thereunder.

“Medical or dental office/clinic” means a commercial use in which health care services for humans are provided on an outpatient basis, including but not limited to offices for doctors, dentists, chiropractors, and other health care practitioners.

“Message” means a set of sequential displays that conveys related information about a product, service or company in an electronic sign.

“Microbreweries and brew pubs” means an establishment which manufactures beer or cider beverages on site and may sell products manufactured on site for on-premises and off-premises consumption.

“Mini storage”/“mini warehouse” means a building or group of buildings consisting of individual storage units not exceeding 400 square feet per storage unit that are leased or owned for the storage of business and household goods or contractor’s supplies. These facilities shall not be used for any wholesale or retail operations.

“Mini-warehouse” means a facility consisting of separate storage units which are rented to customers having exclusive and independent access to their respective units for storage of residential or commercial-oriented goods. This definition excludes storage of bulk goods for resale or assembly and establishments offering the sale of bulk goods to the general public.

“Mitigation contribution” means a cash donation or other valuable consideration offered by the applicant in lieu of: (1) a required dedication of land for public park, recreation, open space, public facilities, or schools; or (2) road improvements needed to maintain adopted levels of service or to ameliorate identified impacts and accepted on the public’s behalf as a condition of approval of a subdivision, plat or binding site plan. Voluntary contributions may be accepted by the city.



“Mobile food truck” means a licensed and operable motor vehicle used to serve, vend, or provide ready to eat food or nonalcoholic beverages for human consumption from an approved and assigned fixed location.

“Mobile food vendor” means any business operator or vendor who conducts business from a motor vehicle upon public streets or private property, referred to in this chapter as “vendor.”

“Mobile home” means a vehicle bearing the “mobile home” insignia of the Washington State Department of Labor and Industries.

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

“Motel” means a building containing units which are used as individual sleeping units having their own private toilet facilities and sometimes their own kitchen facilities, designed primarily for the accommodation of transient automobile travelers. Accommodations for recreational vehicles are not included.

“Multifamily dwelling” means a building containing two or more dwelling units.

“Multiple building complex” means a group of structures housing more than one type of retail business, office, commercial or manufacturing venture and generally under one ownership and control.

“Multifamily dwelling unit” means a building containing three or more dwelling units, or units when above a ground-floor commercial use. The term includes triplexes, fourplexes, apartments, condominiums and the like. It does not include townhouses, boarding houses, motels or hotels.

“Multiple occupancy building” means a single structure housing more than one type of retail business, office, commercial or manufacturing venture.

“Mural” means a large painting or decoration, either painted directly on the wall, or prepared separately and attached to the wall.

**Section 15.** Amendment of Section 19.02.140 GPMC. Section 19.02.140 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

#### **19.02.140.N**

“Net land area” means land area excluding critical areas and their buffers, roads, rights-of-way, and dedications including, but not limited to, access easements.

“Noncommercial public service sign” means noncommercial signs devoted to religious, charitable, cultural, governmental or educational messages.

“Nonconforming lot” means a lawfully established lot which does not conform to the provisions of the development code.

“Nonconforming structure” means a lawfully erected structure which does not conform to the provisions of the development code.

“Nonconforming use” means a lawfully established use which does not conform to the provisions of the development code.

“Nonprofit organization” means an organization incorporated under provisions of the Federal Tax Code 501(c)(3).

“Non-responsiveness” means that an applicant is not making demonstrable progress on providing additional requested information to the city, or that there is no ongoing communication from the applicant to the city on the applicant’s ability or willingness to provide the additional information.

“Nursing or convalescent home” means an establishment which provides full-time care for three or more chronically ill or infirm persons. Such care shall not include surgical, obstetrical or acute illness services.

**Section 16.** Amendment of Section 19.02.150 GPMC. Section 19.02.150 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

“Office” means a building or separately defined space within a building used for business. The use of an office does not include on-premises sales or manufacture of goods.

“Open record public hearing” or “public hearing” means a hearing, conducted by a single hearing body or officer authorized by the city to conduct such hearings, that creates the city’s record through testimony and submission of evidence and information, under procedures prescribed by the city by ordinance or resolution. An open record public hearing may be held prior to the city’s decision on a project permit to be known as an “open record pre-decision hearing.” An open record public hearing may be held on an appeal, to be known as an “open record appeal hearing,” if no open record pre-decision hearing has been held on the project permit.

“Open space” means land area not covered by buildings, roads, driveways and parking areas, or outdoor storage areas, including, but not limited to, landscape areas, gardens, woodlands, walkways, courtyards, or lawns and outdoor recreation areas. Except as otherwise provided by this UDC, open space includes setback areas that meet the requirements defined in this UDC.

“Ordinary high water mark” means the mark found by examining the bed and banks of a stream or lake and ascertaining where the presence and action of water are so common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel bank shall substitute. In braided channels and alluvial fans, the ordinary high water mark or line of mean high water shall be measured so as to include the entire stream feature.

**Section 17.** Amendment of Section 19.02.160 GPMC. Section 19.02.160 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.160.P**

“Parapet” means that portion of a building wall and/or facade which extends above the eave line of the building.

“Park” means a site designed or developed for recreational use by the public including, but not limited to:

- (1) Indoor facilities such as:
  - (a) Gymnasium;
  - (b) Swimming pool; or
  - (c) Activity center; and
- (2) Outdoor facilities such as:
  - (a) Playfield;
  - (b) Fishing area;
  - (c) Picnic and related outdoor activity areas; and
- (3) Areas and trails for:
  - (a) Hikers;
  - (b) Equestrians;
  - (c) Bicyclists; or
  - (d) Off-road recreational vehicle users.



“Parking facilities” means a land area or building used for the storage of four or more vehicles excluding parking areas for single-family residences. Parking facilities exclude wrecking yards, impound lots and lots used for the storage of damaged vehicles.

“Parking space” means an area accessible to vehicles and used exclusively or principally for temporary vehicle parking.

“Party of record” means any person who has testified at a hearing or has submitted a written statement related to a development action and who provides the city with a complete address.

“Permanent supportive housing”, as defined in RCW 36.70A.030, means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

“Person” means any person, firm, business, corporation, partnership or other association or organization, marital community, municipal corporation, or governmental agency.

“Personal service” means businesses engaged in providing care of the corporeal person or his apparel, not including healthcare.

“Pet store” or “pet shop” means a retail business which sells different kinds of animals and/or a variety of animal supplies and pet accessories. Pet stores may also provide grooming services, tips on training and behavior, as well as advice on pet nutrition.

“Place of Worship” means a church, synagogue, temple, or other place of religious worship.

“Planned action” means a significant development proposal as defined in RCW 43.21C.031, as amended.

“Planned residential development” means a flexible method of land development which accomplishes the purposes of Chapter 19.05 GPMC.

“Planning commission” means the planning commission of the city of Granite Falls.

“Plat” means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions and dedications.

“Porte cochere” means a covering structure projecting horizontally from and attached to a building, affording protection from the elements; typically used for loading and unloading of vehicles.

“Preliminary plat” means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of the GPMC. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

“Preschool” means an establishment providing exclusively educational programs for prekindergarten or preschool children (ages two through five), but excluding day care center as defined under GPMC 19.02.040 and family day care as defined under GPMC 19.02.060.

“Primary or principal use” means the predominant use (60 percent of usable floor area and/or land area) to which all other uses are secondary. Does not apply to the residential units located above a principal use in a commercial zone.

“Private parking” means parking facilities for the noncommercial use of the occupant and guests of the occupant.

“Project” means a proposal for development.

“Project permit” or “project permit application” means any land use or environmental permit or license required from the city for a project action, including but not limited to building permits or other construction permits, subdivisions, binding site plans, planned unit developments, conditional use permits, site plan review, permits or approvals required by the city’s critical areas ordinance, but excluding permits for wireless communication facilities and the adoption or amendment of a comprehensive plan, subarea plan, zoning map amendment, or development regulations except as otherwise specifically included in this section, and administrative approvals that are categorically exempt from environmental review or for which environmental review has already been completed.

“Property buffer” means a greenbelt of varying width located on private property intended to serve as a tree preservation area and/or to separate contiguous developments. The

property buffer may be a separate tract or an easement across property and shall be clearly depicted on the face of a plat or binding site plan.

“Property line” means a portion of the boundary of a parcel of land dividing it from other abutting parcels.

“Public facilities and utilities” means land or structures owned by or operated for the benefit of the public use and necessity, including, but not limited to, public facilities defined in RCW 36.70A.030, as amended, and private utilities serving the public.

“Public hearing” means an open record hearing at which evidence is presented and testimony is taken.

“Public improvement” means any structure, utility, roadway or sidewalk for use by the public, required as a condition of development approval.

“Public meeting” means an informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the city’s decision. A public meeting may include, but is not limited to, a scoping meeting on a draft environmental impact statement. A public meeting does not include an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the city’s project permit application file.

“Public open space” means any publicly owned land, including, but not limited to, parks, playgrounds, waterways, and trails.

“Public safety facility” means land or structures owned by or operated for the safety and benefit of the public use and necessity, including, but not limited to, fire and police protection services.

**Section 18.** Amendment of Section 19.02.190 GFMC. Section 19.02.190 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

#### **19.02.190.S**

“Screen, screening” means a continuous fence, hedge or combination of both which obscures vision through 80 percent or more of the screen area, not including drives or walkways.

“Scrolling” means the vertical movement of a static message or display on an electronic sign.



“Searchlight” means any device emitting a strong beam of light not normally associated with the daily operation or outdoor lighting of the business or location, used to attract attention to the site.

“Secondary use” means a use, subordinate (less than 40 percent of the usable building floor and/or land area) to the primary use, which may exist only when a primary use is existing on the same lot.

“Semipublic body” means any organization operating as a nonprofit activity and serving a public purpose or service that includes, without limitation, such organizations as noncommercial clubs, lodges, theater groups, recreational and neighborhood associations, cultural activities and schools.

“Service provider” means the city or other government or special district that owns, operates, and provides public facilities and services such as water, sewer, or public education.

“Setback” means the minimum distance required by this UDC for buildings to be set back from the front, side or rear lot lines, rights-of-way or access easements.

“Setback area” means the lot area between the lot lines and the setback lines.

“Setback line” means a line which is parallel to a lot line or access easement located at the distance required by the setback.

“Shed” means an accessory structure, with or without a permanent foundation, without plumbing, used for storage and located in an area or side yard, generally less than 200 square feet in area.

“Short plat” means the map or representation of a short subdivision.

“Sight Distance” means the clear sight triangles at any intersection or access point connection to allow a driver stopped on an approach to depart from the minor road or access point and enter or cross the major road. The "triangle" is defined by the line-of-sight from a vehicle stopped on a minor road to a vehicle approaching on the major road and back to the intersection. This area, along the intersection approach legs and across their included corners, must be clear of obstructions that might block a driver's view of potentially conflicting vehicles. The vertex, or decision point, of the sight triangle on the minor road or access point shall be 15 feet from the edge of the major road traveled way. The edge of the traveled way shall be the outside edge of the travel lane. Bicycle lanes, walkways or paved shoulders are not included.

“Sign” means any one or collection of letters, figures, designs, symbols, trademarks, or devices, including artificial representations of stock in trade, which acts as a communication, or is used to attract attention to any activity, service, place, subject,

person, firm, corporation or business, but does not include actual unpriced stock in trade on display and available for sale.

“Sign, address” means any sign of a noncommercial nature stating the address of the structure upon which said sign is located.

“Sign, awning” means any sign erected upon or against an awning.

“Sign, banner” means a sign of nonpermanent nature constructed of nonrigid materials.

“Sign, building-mounted” means a single- or multiple-faced sign of a permanent nature, made of rigid material, attached to or painted upon the wall/facade of a building or the face of a marquee in such a manner that the wall/facade becomes the supporting structure.

“Sign, cabinet” generally means an internally illuminated sign in which a removable sign face (typically with translucent graphics) is enclosed on all edges by a metal cabinet. A cabinet sign may be multisided.

“Sign, canopy” means any sign erected upon or against a canopy.

“Sign, changeable message” means any sign capable of changing the message by means of manual methods.

“Sign, construction” means an informational sign which identifies the architects, engineers, contractors and other individuals or firms involved with the construction of a building, which is erected during the construction period.

“Sign, directory” means a sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.

“Sign, electronic” means a sign containing a display that can be changed by electrical, electronic or computerized process, not including video signs.

“Sign face” means each side of a freestanding sign or the visible side of a wall sign. The sign face includes all of the sign except support structures.

“Sign, flashing” means a sign or a portion thereof which changes light intensity or switches on and off in a constant, random or irregular pattern or contains motion or the optical illusion of motion by use of electrical energy.

“Sign, freestanding” means a sign permanently mounted into the ground, supported by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as “pedestal signs,” “pole signs,” “pylon signs,” and “monument signs.”

“Sign, illegal” means any sign which was never legally permitted and does not comply with the requirements of this code within the city limits, as they now or hereafter exist.

“Sign, informational” means small signs, not exceeding three square feet in surface area, of a noncommercial nature, and not announcing the name of the business or use, intended primarily for the convenience of the public. Included are signs designating restrooms,

address numbers, hours of operation, entrances to buildings, directions, help wanted, public telephone, parking directions and the like.

“Sign, legal nonconforming” means any sign erected prior to the effective date of the ordinance codified in this UDC pursuant to a city sign permit, not meeting the parameters of this chapter.

“Sign, marquee” means any sign that forms part of or is integrated into a marquee and that does not extend above the height or beyond the limits of such marquee, also considered an extension of a building mounted sign.

“Sign, monument” means a ground-mounted, freestanding sign where the base is attached to the ground as a wide base of solid construction, and no part of the sign is wider than the base.

“Sign, mural” means a mural, as described in GFMC [19.02.130](#), containing signage as described in this section.

“Sign, off-premises” means a sign which displays a message relating to a use of property or sale of goods or services at a location other than that on which the sign is located.

“Sign, on-premises” means a sign which displays a message that is directly related to the use of the property on which it is located. Including those freestanding signs approved under a master sign site plan.

“Sign, parapet” means any sign erected upon the parapet of a building, not to exceed the height of said parapet.

“Sign, political” means a sign advertising a candidate or candidates for public elective office, or a political party, or signs urging a particular vote on a public issue decided by ballot.

“Sign, portable” means a sign which has no permanent attachment to a building or the ground, including A-frame signs, sandwich board signs, pole attachments, and signs mounted on a mobile base, but not including real estate open house and political signs or portable reader board signs as prohibited.

“Sign(s), primary” means all permitted monument/freestanding and building-mounted signs.

“Sign, projecting” means a sign other than a wall sign which projects from and is supported by a wall of a building or structure.

“Sign, real estate” means a sign that pertains to the sale or lease of the premises, or a portion of the premises on which the sign is located.

“Sign, roof” means any sign erected above a roof, parapet, canopy, porte cochere of a building or structure, including a sign affixed to any structure erected upon a roof, including a structure housing building equipment.

“Sign, snipe” means an off-premises sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, utility poles or to other objects, not applicable to the present use of the premises or structure upon which the sign is located.

“Sign, subdivision” means a sign used to identify a land development of a residential nature.

“Sign, suspended” means a sign hanging down from a marquee, awning, canopy or porte cochere that would exist without the sign.

“Sign, temporary” means a nonpermanent sign intended for use for a limited period of time. Types of temporary signs are: construction, banner, inflatable, real estate and political signs.

“Sign, trailer” means a sign which is attached to a trailer or has been constructed as a trailer for the purpose of being towed by a motor vehicle, whether operable or not.

“Sign, video” means video devices such as televisions, computer monitors, flat panel displays, plasma screens, and similar video electronics used as signage.

“Sign, wall” means a single-faced sign of a permanent nature, made of rigid material, attached to or painted upon the wall/facade of a building or the face of a marquee in such a manner that the wall/facade becomes the supporting structure and forms the background surface of the sign and does not project more than 18 inches from such wall/facade.

“Sign, window” means all signs located inside and affixed to or within three feet of a window of a building, whether temporary or permanent, lighted or unlighted, including electronic signs, which may be viewed from the exterior of the building. The term does not include merchandise located within three feet of a window.

“Significant Tree” means a healthy evergreen or deciduous tree, ten inches in diameter or greater as a single trunk, measured four feet above existing grade.

“Single-family dwelling” means a building containing only one dwelling unit.

“Single occupancy building” means a commercial or industrial building or structure with one major enterprise. A building is classified as “single occupancy” only if:

- (1) It has only one occupant;
- (2) It has no wall in common with another building; and
- (3) It has no part of its roof in common with another building.

“Site plan” means a scale drawing which shows the areas and locations of all buildings, streets, roads, improvements, easements, utilities, open spaces and other principal development features for a specific parcel of property.

“Site plan, binding” means a site plan reviewed and approved pursuant to this UDC, containing the inscriptions or attachments setting forth the limitations and conditions of



use for a specific parcel of property and meeting the requirements of the Snohomish County auditor for recording.

“Social or civic organization facility” means a facility used for social or civic purposes, operated by a nonprofit or government organization.

“Specialized instruction school” means an establishment engaged in providing specialized instruction in a designed field of study, rather than a full range of courses in unrelated areas; including, but not limited to:

- (1) Art;
- (2) Dance;
- (3) Music;
- (4) Cooking;
- (5) Driving;
- (6) Pet obedience training;
- (7) Sports and recreational related activities.

“Stock in trade” means any item or goods that: (1) is produced, purchased, processed, finished or fabricated as part of a home occupation; or (2) is incorporated into any such item; or (3) is used to make, manufacture, produce, process, finish or fabricate any such item; or (4) is intended for resale on site; provided, that it does not include samples.

“Street” means a public or private thoroughfare which provides the principal means of pedestrian and vehicle access through neighborhoods and communities and to abutting properties, which has been dedicated or deeded to the public for public use.

“Street frontage” means the length along a street upon which a structure, business, or lot is abutting or fronts.

“Street lot line” means the lot line or lines along the edge of a street.

“Street tree” means a tree approved by the city designated official located in or within five feet of a street right-of-way.

“Structure” means a combination of materials constructed and erected permanently in or on the ground or attached to something having a permanent location on the ground, not including utility poles and related ground or pad mounted equipment, residential fences less than six feet high, retaining walls, rockeries and other similar improvements of a minor character less than three feet high.

“Subdivision” means a division of land into five or more lots, tracts or other divisions. Subdivision includes re-subdivisions of previously subdivided land.

“Subdivision code” means Chapters 19.04D and 19.05 GPMC.

“Subdivision, short” means a division of land into four or fewer lots or tracts.

**Section 19.** Amendment of Section 19.02.200 GPMC. Section 19.02.200 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.200.T**

“Tandem parking space” means a parking space that is only accessed by passing through another parking space from a street, lane, drive aisle or driveway.

“Temporary building or structure” means a building or structure not having or requiring permanent attachment to the ground or to other structures which have no required attachment to the ground.

Through Lot. See “lot, through” in GPMC [19.02.120](#).

“Townhouse” means a multiple dwelling unit meeting the following criteria: (1) no dwelling unit overlapping another vertically; (2) common side walls joining units; and (3) not more than six dwelling units in one structure.

“Tract” means a portion of a subdivision having fixed boundaries, not including lot.

“Transitional Housing” as defined in RCW 84.36.043, means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

“Traveling” means the horizontal, side-to-side movement of a static or dynamic message or display on an electronic sign.

“Triplex” means a building with three attached dwelling units with common separation walls joining the units, none of which overlaps another vertically.

**Section 20.** Amendment of Section 19.02.260 GPMC. Section 19.02.260 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.02.260.Z**

“Zone, zone district” means a defined area of the city within which the use of land is regulated and certain uses permitted and other uses excluded as set forth in this UDC.

“Zoning code” means this UDC.

“Zoning map amendment” means is a change to a land’s designation on the city's zoning map that alters the boundaries of a zoning district.

**Section 21.** Added Table 19.03-I GFMC. Table 19.03-I of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

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**Table 19.03-I: Permitted Uses by Zoning District**

|                                 | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|---------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| <b>PUBLIC AND INSTITUTIONAL</b> |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Antennas                        | P                                    | P                                | P                                | P                               | P                                    | P                            | P                             | P                             | P                           | P                           | C                                 |                    |                     |
| Churches/Religious institutions |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Community Center                |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             | P                                 |                    |                     |
| Educational institution         |                                      |                                  |                                  |                                 | C                                    | P                            | P                             |                               | P                           | C                           | P                                 |                    |                     |
| Essential Public Facilities     |                                      | C                                | C                                | C                               | C                                    | P                            | P                             | P                             | P                           |                             | C                                 |                    |                     |
| Municipal Parking area          |                                      |                                  |                                  | P                               | P                                    | P                            | P                             |                               | P                           |                             | P                                 |                    |                     |
| Place of Worship                |                                      | C                                | C                                | C                               | C                                    | C                            | C                             |                               |                             |                             | P                                 |                    |                     |
| Preschool                       |                                      |                                  |                                  |                                 | C                                    | P                            | P                             |                               | P                           | C                           |                                   |                    |                     |
| Public library                  |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             | P                                 |                    |                     |
| Public parks                    | C                                    | P                                | P                                | P                               | P                                    | P                            | P                             |                               |                             |                             | P                                 |                    |                     |
| Public safety facilities        | P                                    | C                                | C                                | P                               | P                                    | P                            | C                             | P                             | P                           | P                           | P                                 |                    |                     |
| Public facilities and utilities | C                                    | C                                | C                                | C                               | C                                    | C                            | C                             |                               |                             |                             | P                                 |                    |                     |
| Social or civic                 |                                      |                                  |                                  | C                               | C                                    | P                            | P                             |                               |                             |                             | P                                 |                    |                     |



|                                                           | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|-----------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| organization<br>facility                                  |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| <b>INDUSTRIAL</b>                                         |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Accessory<br>living<br>quarters                           |                                      |                                  |                                  |                                 |                                      |                              |                               | P<br>(secon<br>dary<br>use)   | P<br>(secon<br>dary<br>use) | P<br>(secon<br>dary<br>use) |                                   |                    |                     |
| Building<br>material<br>sales and<br>storage              |                                      |                                  |                                  |                                 | C                                    | P                            | P                             | P                             | P                           | C                           |                                   |                    |                     |
| Commercial<br>laundries and<br>cleaners                   |                                      |                                  |                                  |                                 | C                                    | P                            | P                             | P                             | P                           |                             |                                   |                    |                     |
| Commercial<br>nurseries/gre<br>enhouses                   |                                      |                                  |                                  |                                 |                                      | C                            | P                             | P                             | P                           |                             |                                   |                    |                     |
| Communicati<br>on Facility                                | P                                    | P                                | P                                | P                               | P                                    | P                            | P                             | P                             | P                           | P                           | C                                 |                    |                     |
| General<br>warehousing<br>including<br>wholesale<br>trade |                                      |                                  |                                  |                                 |                                      |                              |                               | P                             | P                           |                             |                                   |                    |                     |
| Light<br>manufacturin<br>g and<br>assembly                |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             | P                           | P                           |                                   |                    |                     |

|                                                    | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|----------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Recycling facility, processing                     |                                      |                                  |                                  |                                 |                                      |                              | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Recycling facility, scrap and dismantling facility |                                      |                                  |                                  |                                 |                                      |                              | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Surface mining                                     |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             | P                           |                                   |                    |                     |
| <b>OPEN SPACE AND PARKS</b>                        |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Challenge or zip-line course                       | E                                    | E                                |                                  | E                               | E                                    | P                            | P                             |                               |                             |                             |                                   |                    |                     |
| Display or community garden                        | P                                    | P                                | P                                | P                               | P                                    | P                            | P                             |                               |                             |                             | P                                 | P                  |                     |
| Go-cart facility                                   | E                                    | E                                |                                  | E                               | E                                    | P                            | P                             |                               |                             |                             |                                   |                    |                     |
| Off-street public parking                          | P                                    | P                                | P                                | P                               | P                                    | P                            | P                             |                               |                             |                             |                                   |                    |                     |
| Outdoor passive parks                              | P                                    | P                                | P                                | P                               | P                                    | P                            | P                             |                               |                             |                             | P                                 | P                  | P                   |
| Park maintenance storage facility                  | C                                    | PC                               | PC                               | PC                              | PC                                   | PC                           | PC                            | P                             | P                           | Not Listed<br>P             | P                                 | P                  | P                   |

|                                        | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|----------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Picnic area and related facilities     | P                                    | P                                | P                                | P                               | P                                    | P                            | P                             |                               |                             |                             |                                   | P                  | P                   |
| Play equipment<br>Playground           | P                                    | P                                | P                                | P                               | P                                    |                              | P                             |                               |                             |                             |                                   | P                  | P                   |
| Playfields                             | C                                    | P                                | P                                | P                               | P                                    |                              | P                             |                               |                             |                             |                                   | P                  | P                   |
| Private recreational facilities        | P                                    | C                                | C                                | C                               | C                                    | P                            | P                             | P                             | P                           | P                           |                                   | P                  | P                   |
| Public restrooms                       | P                                    | P                                | P                                | P                               | P                                    | P                            | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Public utility                         | PC                                   | PC                               | PC                               | PC                              | PC                                   | PC                           | PC                            | P                             | P                           | P                           | P                                 | C                  |                     |
| Remote control model facility          |                                      |                                  |                                  | €                               | €                                    | P                            | P                             | €                             |                             |                             |                                   |                    |                     |
| Stormwater retention or detention pond | P                                    | P                                | P                                | P                               | P                                    | P                            | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Trails                                 | P                                    | P                                | P                                | P                               | P                                    | P                            | P                             |                               |                             |                             | P                                 | P                  | P                   |
| <b>RESIDENTIAL</b>                     |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Accessory Dwelling Unit                | P                                    | P                                | P                                |                                 | C                                    |                              |                               |                               |                             |                             |                                   |                    |                     |
| Adult Family Home                      | P                                    | P                                | P                                | P                               | P                                    |                              |                               |                               |                             |                             |                                   |                    |                     |
| Assisted Senior Living Facility        |                                      |                                  |                                  | P                               | P                                    |                              |                               |                               |                             |                             |                                   |                    |                     |

|                             | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|-----------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Boarding House              |                                      | P                                | P                                | P                               | P                                    | P                            | P                             |                               |                             |                             |                                   |                    |                     |
| Convalescent home           |                                      |                                  |                                  | P                               | P                                    | P                            |                               |                               |                             |                             |                                   |                    |                     |
| Courtyard Apartments        |                                      |                                  |                                  | P                               | P                                    |                              |                               |                               |                             |                             |                                   |                    |                     |
| Duplex                      |                                      | P                                | P                                |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Dwelling, multiple-family   |                                      |                                  |                                  | P                               | C                                    | P <sup>4</sup>               | C                             |                               |                             |                             |                                   |                    |                     |
| Dwelling, single family     | P                                    | P                                | P                                | P                               | P                                    |                              |                               |                               |                             |                             |                                   |                    |                     |
| Emergency Temporary Shelter |                                      |                                  |                                  |                                 |                                      | P                            | P                             |                               |                             |                             | P                                 |                    |                     |
| Home-based Family daycare   | C                                    | C                                | C                                | C                               | C                                    | C                            | C                             |                               |                             |                             |                                   |                    |                     |
| Foster home                 |                                      | P                                | P                                | P                               | P                                    |                              |                               |                               |                             |                             |                                   |                    |                     |
| Home occupation             | P                                    | P                                | P                                | P                               | P                                    | C <sup>2</sup>               |                               |                               |                             |                             |                                   |                    |                     |
| Live/work units             |                                      |                                  |                                  | C                               | C                                    | P                            | P                             |                               |                             |                             |                                   |                    |                     |
| Manufactured Home           | P                                    | P                                | P                                | P                               | P                                    |                              |                               |                               |                             |                             |                                   |                    |                     |
| Mobile Home Park            |                                      |                                  |                                  | P                               |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |



|                                                       | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|-------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Nursing or<br>Convalescent Home                       |                                      |                                  |                                  | P                               | P                                    | C                            |                               |                               |                             |                             |                                   |                    |                     |
| Permanent<br>Supportive<br>Housing                    | <u>P</u>                             | P                                | P                                | P                               | P                                    | <u>P</u> <sup>4</sup>        | <u>C</u>                      |                               |                             |                             |                                   |                    |                     |
| RVs                                                   | P                                    |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| <del>RV</del><br>Recreational<br>Vehicle (RV)<br>park | P                                    |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Townhouse                                             |                                      |                                  |                                  | P                               | C                                    |                              |                               |                               |                             |                             |                                   |                    |                     |
| Transitional<br>Housing                               | <u>P</u>                             | P                                | P                                | P                               | P                                    | <u>P</u> <sup>4</sup>        | <u>C</u>                      |                               |                             |                             |                                   |                    |                     |
| Triplex                                               |                                      |                                  | P <sup>5</sup>                   | P                               | P                                    |                              |                               |                               |                             |                             |                                   |                    |                     |
| <b>COMMERCIAL</b>                                     |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Adult<br>Cabaret                                      |                                      |                                  |                                  |                                 |                                      |                              | P                             |                               |                             |                             |                                   |                    |                     |
| Animal<br>clinics/hospitals                           |                                      |                                  |                                  |                                 |                                      | C                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Animal<br>shelter                                     |                                      |                                  |                                  |                                 |                                      |                              | C                             |                               | P                           | P                           | C                                 |                    |                     |
| Art galleries                                         |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Automobile<br>sales and<br>rentals                    |                                      |                                  |                                  |                                 |                                      |                              | P                             | P                             | P                           |                             |                                   |                    |                     |

|                                         | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|-----------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Automobile fueling and service          |                                      |                                  |                                  |                                 |                                      |                              | P                             | P                             | P                           |                             |                                   |                    |                     |
| Banks, business and drive up banking    |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Bed and Breakfast                       |                                      | C                                | C                                |                                 | C                                    |                              |                               |                               |                             |                             |                                   |                    |                     |
| Boat sales and repair                   |                                      |                                  |                                  |                                 |                                      | CP                           | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Cabinet and furniture shops             |                                      |                                  |                                  |                                 | C                                    | P                            | P                             | P                             | P                           |                             |                                   |                    |                     |
| Cafeteria or limited service restaurant |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Cemetery                                |                                      |                                  |                                  |                                 |                                      |                              |                               |                               |                             |                             | P                                 |                    |                     |
| Commercial kennels and catteries        |                                      | C                                | C                                |                                 |                                      |                              | P                             | P                             | P                           |                             |                                   |                    |                     |
| Commercial nursery/green houses         |                                      |                                  |                                  |                                 |                                      |                              |                               | P                             | P                           | P                           |                                   |                    |                     |
| Convenience Store                       |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Day Care Centers                        | P                                    | CP                               | CP                               | P <sup>+</sup> P                | P <sup>+</sup> P                     | P                            | P                             | P <sup>1</sup>                |                             |                             |                                   |                    |                     |

|                                                                | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|----------------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Dog Day Care                                                   |                                      | C                                | C                                |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Drive in<br>espresso/coffee business                           |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Drycleaners/<br>Laundromats                                    |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             | C                           |                             |                                   |                    |                     |
| Florists, retail                                               |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Fitness<br>centers and<br>workout<br>gyms                      |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             | C                           |                             |                                   |                    |                     |
| Gambling<br>premises                                           |                                      |                                  |                                  |                                 |                                      | C                            | P                             |                               |                             |                             |                                   |                    |                     |
| Health and<br>personal care<br>stores                          |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Heavy<br>equipment<br>sales,<br>service/repair<br>, and rental |                                      |                                  |                                  |                                 |                                      |                              | C                             | P                             | P                           | P                           |                                   |                    |                     |
| Hospitals                                                      |                                      |                                  |                                  |                                 | C                                    |                              | C                             | P                             |                             |                             | P                                 |                    |                     |
| Hotels/Motels                                                  |                                      |                                  |                                  |                                 |                                      | P                            | P                             |                               |                             |                             |                                   |                    |                     |
| Light<br>equipment<br>sales, rental,<br>and repair             |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             | P                           |                             |                                   |                    |                     |

|                                                       | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|-------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Lodge, resort, and recreational facilities            | C                                    | C <sup>3</sup>                   | C                                |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Lumberyards , retail                                  |                                      |                                  |                                  |                                 |                                      |                              | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Marijuana retailer                                    |                                      |                                  |                                  |                                 |                                      | P                            | P                             |                               |                             |                             |                                   |                    |                     |
| Medical or dental office/clinic                       |                                      |                                  |                                  |                                 | C                                    | P                            | P                             | P                             | P                           |                             | P                                 |                    |                     |
| Microbreweries and brew pubs                          |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             | P                           |                             |                                   |                    |                     |
| Motorcycle sales and service,<br><u>Interior only</u> |                                      |                                  |                                  |                                 |                                      | <u>PC</u>                    | P                             | P                             | P                           |                             |                                   |                    |                     |
| Museum                                                |                                      |                                  |                                  |                                 | P                                    | P                            | P                             | C                             |                             |                             | P                                 |                    |                     |
| Nursery, Indoor retail sales                          |                                      |                                  |                                  |                                 |                                      |                              | P                             | P                             | P                           |                             |                                   |                    |                     |
| Office, business, or professional                     |                                      |                                  |                                  |                                 | C                                    | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Outdoor Storage and/or display                        |                                      |                                  |                                  |                                 |                                      | C                            | C                             | P                             | P                           | P                           |                                   |                    |                     |



|                                                   | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|---------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Personal Service establishment                    |                                      | C                                | C                                | C                               | C                                    | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Pet shop, grooming and supplies                   |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Private kennel                                    |                                      | C                                |                                  |                                 |                                      |                              |                               |                               |                             |                             |                                   |                    |                     |
| Private parking facility                          |                                      |                                  |                                  | P                               |                                      | P                            | P                             | P                             | P                           | P                           |                                   |                    |                     |
| Recreation and Entertainment – indoor commercial  |                                      |                                  |                                  |                                 | C                                    | P                            | P                             | P                             | P                           |                             |                                   |                    |                     |
| Recreation and Entertainment – outdoor commercial |                                      |                                  |                                  |                                 | C                                    | C                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Recreation vehicle sales and repair               |                                      |                                  |                                  |                                 |                                      |                              | P                             | P                             | P                           |                             |                                   |                    |                     |
| Recycling collection station                      |                                      |                                  |                                  |                                 |                                      |                              | P                             | P                             | P                           |                             |                                   |                    |                     |

|                                                                                    | (R-2.3)<br>Riverfront<br>Residential | (R-9600)<br>Residential<br>9,600 | (R-7200)<br>Residential<br>7,200 | (MR)<br>Multiple<br>Residential | (DT-2500)<br>Downtown<br>Residential | (CBD)<br>Central<br>Business | (GC)<br>General<br>Commercial | (IR)<br>Industrial/<br>Retail | (LI)<br>Light<br>Industrial | (HI)<br>Heavy<br>Industrial | (P/I)<br>Public/<br>Institutional | (OS)<br>Open Space | (PP)<br>Public Park |
|------------------------------------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|---------------------------------|--------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------------|--------------------|---------------------|
| Restaurant,<br>full service                                                        |                                      |                                  |                                  |                                 |                                      | P                            | P                             | C                             |                             |                             |                                   |                    |                     |
| Retail trade –<br>small scale<br>(under 2,500<br>square foot<br>floor area)        |                                      |                                  |                                  | C                               | C                                    | P                            | P                             | P                             | P                           |                             |                                   |                    |                     |
| Retail trade –<br>medium<br>scale (2,500 –<br>20,000<br>square foot<br>floor area) |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             | P                           |                             |                                   |                    |                     |
| Retail trade –<br>medium<br>scale (over<br>20,000<br>square foot<br>floor area)    |                                      |                                  |                                  |                                 |                                      | C                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Shoe repair,<br>clothing<br>alterations,<br>etc.                                   |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |
| Stables and<br>riding<br>schools                                                   |                                      |                                  |                                  |                                 |                                      |                              |                               | P                             |                             |                             |                                   |                    |                     |
| Taverns and<br>bars                                                                |                                      |                                  |                                  |                                 |                                      | P                            | P                             | P                             |                             |                             |                                   |                    |                     |

<sup>1</sup> Permitted as a secondary use.

<sup>2</sup> Within an approved residential use

<sup>3</sup> On parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the city's shoreline master program.

<sup>4</sup> Permitted as a secondary use on the floor above a principal use.

<sup>5</sup> Subject to the minimum lot size as required by the underlying zone.

DRAFT

**Section 22. Amendment of Section 19.03.040 GPMC.** Section 19.03.040 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.040 Riverfront residential (R-2.3) zone.**

The riverfront residential (R-2.3) zone includes lots that are highly constrained riverfront lots in or near the floodplain of the Pilchuck River. This area was originally subdivided as recreational lots but critical areas and floodplains constrain development to a high degree. The R-2.3 zone is intended to provide for a narrow range of land uses compatible with the environmental constraints.

~~(A) Principal Uses. Principal uses in the riverfront residential (R-2.3) zone are:~~

~~(1) Single-family dwelling;~~

~~(2) RV park;~~

~~(B) Secondary Uses. Secondary uses in the riverfront residential (R-2.3) zone are:~~

~~(1) Home occupation;~~

~~(2) Accessory building;~~

~~(C) Conditional Uses. Conditional uses in the riverfront residential (R-2.3) zone are:~~

~~(1) Public facility;~~

~~(2) Radio transmitting antenna and satellite signal receiving antenna;~~

~~(3) Recreational facilities;~~

(A) See Table 19.03-I for a list of permitted uses in the R-2.3 zone.

(B) Minimum Building Setbacks. Minimum building setbacks in the riverfront residential (R-2.3) zone are:

(1) Front yards: 20 feet from property line except alleys, which setback will be 10 feet;

(2) Side yards: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road;

(3) Rear yards: 25 feet from property line for principal buildings and five feet from property line for accessory buildings;



(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(C) Minimum Lot Width. Minimum lot width in the riverfront residential (R-2.3) zone is 100 feet. Corner lots shall not be less than 120 feet.

(D) Minimum Lot Size. Minimum lot size in the riverfront residential (R-2.3) zone is 2.3 acres or 100,000 square feet.

(E) Maximum Height. Maximum height in the riverfront residential (R-2.3) zone is 33 feet.

(F) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the riverfront residential (R-2.3) zone is 30 percent.

(G) Maximum Density. Maximum density in the riverfront residential (R-2.3) zone is one dwelling unit per 2.3 acres.

(H) Minimum Density. Minimum density in the riverfront residential (R-2.3) zone is three dwelling units per acre.

**Section 23.** Amendment of Section 19.03.050 GPMC. Section 19.03.050 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.050 Residential 9,600 (R-9,600) zone.**

The residential 9,600 (R-9,600) zone includes a designation that is single-family in nature and should not allow units other than single-family, townhouses, duplexes, or accessory dwelling units. This area is intended to be a transition zone between the rural areas outside the UGA and the more intense urban land uses. The character of this area is predominantly single-family developments on either larger lots or on clustered, PRD lots.

~~(A) Principal Uses. Principal uses in the residential 9,600 (R-9,600) zone are:~~

~~(1) Single-family dwelling;~~

~~(2) Foster home;~~

~~(3) Boarding house;~~

~~(4) Manufactured or mobile home park;~~

~~(5) Duplex on lots of 14,400 square feet or larger.~~

~~(B) Secondary Uses. Secondary uses in the residential 9,600 (R-9,600) zone are:~~

~~(1) Accessory building;~~

~~(2) Home occupation.~~

~~(C) Conditional Uses. Conditional uses in the residential 9,600 (R-9,600) zone are:~~

~~(1) Day care center;~~

~~(2) Church;~~

~~(3) Public facility;~~

~~(4) Radio transmitting antenna and satellite signal receiving antenna;~~

~~(5) Bed and breakfast;~~

~~(6) School;~~

~~(7) Private kennel; and~~

~~(8) Lodge, resort and recreational facilities on parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the city's shoreline master program.~~

(A) See Table 19.03-I for a list of permitted uses in the R-6,000 zone.

(B) Minimum Building Setbacks. Minimum building setbacks in the residential 9,600 (R-9,600) zone are:

(1) Front yard: 20 feet from property line.

(2) Side yard: Five feet on each side; provided, that the corner lots shall observe the front yard setback from any street or private road.

(3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.

(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(C) Minimum Lot Width. Minimum lot width in the residential 9,600 (R-9,600) zone is 60 feet. Corner lots shall not be less than 70 feet.

(D) Minimum Lot Size. Minimum lot size in the residential 9,600 (R-9,600) zone is 9,600 square feet.

(E) Maximum Height. Maximum height in the residential 9,600 (R-9,600) zone is 33 feet.

(F) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the residential 9,600 (R-9,600) zone is 40 percent.

(G) Maximum Density. Maximum density in the residential 9,600 (R-9,600) zone is ~~six four~~ and one-half dwelling units per acre in a planned residential development.

(H) Minimum Density. Minimum density in the residential 9,600 (R-9,600) zone is ~~three~~ four dwelling units per acre.

**Section 24.** Amendment of Section 19.03.060 GPMC. Section 19.03.060 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.060 Residential 7,200 (R-7,200) zone.**

The residential 7,200 (R-7,200) zone designation shall provide for ~~primarily~~ single-family, duplex, and triplex residential development at a range of between four and six dwelling units per acre and compatible uses such as schools and churches where the full range of public facilities and services to support urban development exists. This zone is intended to support a wider variety of residential uses than the R-9,600 zone and be more flexible relative to the types of residential uses.

~~(A) Principal Uses. Principal uses in the residential 7,200 (R-7,200) zone are:~~

- ~~(1) Single-family dwelling;~~
- ~~(2) Foster home;~~
- ~~(3) Boarding house;~~
- ~~(4) Manufactured or mobile home park;~~
- ~~(5) Duplex on lot of 10,800 square feet or larger.~~

~~(B) Secondary Uses. Secondary uses in the residential 7,200 (R-7,200) zone are:~~

- ~~(1) Accessory building;~~
- ~~(2) Home occupation.~~

~~(C) Conditional Uses. Conditional uses in the residential 7,200 (R-7,200) zone are:~~

- ~~(1) Day care center;~~
- ~~(2) Church;~~
- ~~(3) Public facility;~~
- ~~(4) Radio transmitting antenna and/or satellite signal receiving antenna;~~
- ~~(5) Bed and breakfast; and~~
- ~~(6) School.~~

(A) See Table 19.03-I for a list of permitted uses in the R-7,200 zone.

(B) Minimum Lot Size. Minimum lot size in the residential 7,200 (R-7,200) zone is 7,200 square feet.

(C) Minimum Lot Width. Minimum lot width in the residential 7,200 (R-7,200) zone is 50 feet. Corner lots shall not be less than 60 feet.

(D) Minimum Building Setbacks. Minimum building setbacks in the residential 7,200 (R-7,200) zone are:

- (1) Front yard: 20 feet from the property line.
- (2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.
- (3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(E) Maximum Height. Maximum height in the residential 7,200 (R-7,200) zone is 33 feet.

(F) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the residential 7,200 (R-7,200) zone is 45 percent.

(G) Maximum Density. Maximum density in the residential 7,200 (R-7,200) zone is six dwelling units per acre.



(H) Minimum Density. Minimum density in the residential 7,200 (R-7,200) zone is four dwelling units per acre.

**Section 25.** Amendment of Section 19.03.070 GPMC. Section 19.03.070 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.070 Downtown residential (DT-2,500) zone.**

The residential 7,200 (R-7,200) zone designation shall provide for ~~primarily~~ single-family, duplex, and triplex residential development at a range of between four and six dwelling units per acre and compatible uses such as schools and churches where the full range of public facilities and services to support urban development exists. This zone is intended to support a wider variety of residential uses than the R-9,600 zone and be more flexible relative to the types of residential uses.

The downtown residential (DT-2,500) zone designation shall provide more flexible zoning for residential uses that are compatible with the quality and character of the existing area. This area has traditionally been a single-family, duplex and triplex zone of predominantly single-family character. This zone is intended to ~~discourage large-scale multifamily developments but be flexible enough to allow~~ allow for flexibility to allow the use of the existing small lots for densities of single-family, duplex, and triplex developments.

~~(A) Principal Uses. Principal uses in the downtown residential (DT-2,500) zone are:~~

- ~~(1) Single-family dwelling;~~
- ~~(2) Duplex;~~
- ~~(3) Triplex;~~
- ~~(4) Foster home;~~
- ~~(5) Boarding house; and~~
- ~~(6) Nursing home.~~

~~(B) Secondary Uses. Secondary uses in the downtown residential (DT-2,500) zone are:~~

- ~~(1) Accessory building;~~
- ~~(2) Home occupation; and~~
- ~~(3) Day care center.~~

~~(C) Conditional Uses. Conditional uses in the downtown residential (DT-2,500) zone are:~~

- ~~(1) Church;~~
- ~~(2) Public facility;~~
- ~~(3) Health care facility;~~
- ~~(4) Radio transmitting antenna and/or satellite receiving antenna;~~
- ~~(5) Multifamily structure;~~
- ~~(6) Bed and breakfast;~~
- ~~(7) Social and recreational facility; and~~
- ~~(8) School.~~

(A) See Table 19.03-I for a list of permitted uses in the DT-2,500 zone.

(B) Minimum Lot Size. Minimum lot size in the downtown residential (DT-2,500) zone is 2,500 square feet per dwelling unit.

(C) Minimum Lot Width. Minimum lot width in the downtown residential (DT-2,500) zone is 30 feet. Corner lots shall have a lot width of not less than 40 feet.

(D) Minimum Building Setbacks. Minimum building setbacks in the downtown residential (DT-2,500) zone are:

- (1) Front yard: 10 feet from property line.
- (2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.
- (3) Rear yard: 10 feet from property line for principal buildings and five feet from property line for accessory buildings.
- (4) In the case of multistory structures over two stories high, the base yard requirements of subsections (F)(1), (2), and (3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.

(5) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.

(6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(7) Garage, carport, fenced parking area setbacks: At least 20 linear feet of paved driveway shall be provided in front of any garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.

(E) Maximum Height. Maximum height in the downtown residential (DT-2,500) zone is 33 feet.

(F) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the downtown residential (DT-2,500) zone is 70 percent.

(G) Maximum Density. Maximum density in the downtown residential (DT-2,500) zone is 15 dwelling units per acre.

(H) Minimum Density. Minimum density in the downtown residential (DT-2,500) zone is 10 dwelling units per acre.

**Section 26. Amendment of Section 19.03.080 GFMC.** Section 19.03.080 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.080 Multiple residential (MR) zone.**

The multiple residential (MR) zone designation shall provide multifamily residential development at a range of densities between 12 and 24 dwelling units per acre or 28 dwelling units per acre subject to development conditions specified in subsection (I) of this section plus compatible uses such as schools, churches and day care centers where a full range of public facilities and services that support urban development exists. Generally, this designation is appropriate for land which is located convenient to principal arterials and to industrial and commercial activity centers.

~~(A) Principal Uses. Principal uses in the multiple residential (MR) zone are:~~

~~(1) Single-family dwelling located on its own individual lot of 6,000 square feet or more;~~

~~(2) Multifamily dwelling;~~

~~(3) Foster home;~~

~~(4) Boarding house;~~

~~(5) Nursing home; and~~

~~(6) Manufactured or mobile home park.~~

~~(B) Secondary Uses. Secondary uses in the multiple residential (MR) zone are:~~

~~(1) Accessory building;~~

~~(2) Home occupation; and~~

~~(3) Day care center.~~

~~(C) Conditional Uses. Conditional uses in the multiple residential (MR) zone are:~~

~~(1) Church;~~

~~(2) Public facility;~~

~~(3) Health care facility;~~

~~(4) Radio transmitting antenna and/or satellite receiving antenna;~~

~~(5) Bed and breakfasts;~~

~~(6) Social and recreational facility; and~~

~~(7) School.~~

~~(A) See Table 19.03-I for a list of permitted uses in the MR zone.~~

(B) Minimum Lot Size. The minimum lot size in the multiple residential (MR) zone is 6,000 square feet.

(C) Minimum Lot Width. Minimum lot width in a multiple residential (MR) zone is 50 feet. Corner lots shall have a lot width of not less than 30 feet.



(D) Minimum Building Setbacks. Minimum building setbacks in the multiple residential (MR) zone are:

(1) Front yard: 10 feet from property line.

(2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.

(3) Rear yard: 20 feet from property line for principal buildings and five feet from property line for accessory buildings.

(4) In the case of multistory structures over two stories high, the base yard requirements of subsections (F)(1), (2), and (3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.

(5) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.

(6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(7) Garage, carport, or fenced parking area setback: 20 feet from property line or sidewalk, whichever is closer. At a minimum, the 20 feet shall be paved the width of the access to the garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.

(E) Maximum Height. Maximum height in the multiple residential (MR) zone is 33 feet.

(F) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the multiple residential (MR) zone is 70 percent.

(G) Maximum Density. Maximum density in the multiple residential (MR) zone is 24 dwelling units per acre or 28 dwelling units per acre when:

(1) Frontage and immediate vehicle access can be provided onto a designated arterial;

(2) Open space and recreational facilities are provided on site; and

(3) No on-site environmentally critical areas exist.

(H) Minimum Density. Minimum density in the multiple residential (MR) zone is 12 dwelling units per acre.

(I) The designated official may approve a reduction in the minimum density outlined in subsection (H) of this section, provided that the applicant demonstrates one or more of the following:

(a) The site is constrained due to its unusual shape, topography, location, easements, critical areas, access, or other features that preclude the minimum density being achieved; or

(b) The project is a mixed-use project which provides a mix of residential and nonresidential uses which are compatible with surrounding uses and meet the intent of the MR zone; or

(c) The applicant intends to construct only one residence provided that the residence is sited in such a manner that future development is not precluded.

A written justification must be provided by the applicant for all requests for relief from minimum density requirements and is subject to director approval.

(J) Satellite Parking. If the number of required off-street parking spaces required cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, satellite parking may be provided in accordance with the provisions of this section. "Satellite parking" means a designated area of off-street parking spaces located on the same parcel as, or on an adjacent parcel to, the principal use, and intended to supplement the primary on-site parking area.

(1) Satellite parking areas shall be located within two hundred (200) feet of the primary public entrance to the building or use they serve.

(2) The distance shall be measured along the most direct pedestrian path between the farthest parking space within the satellite parking area and the primary entrance.

(3) Safe and direct pedestrian access shall be provided between the satellite parking area and the primary building entrance.

(4) The pedestrian route shall include clearly defined walkways, crossings, and lighting consistent with City design standards.

- (5) Satellite parking areas shall be under the same ownership or control as the primary use, or subject to a recorded agreement ensuring shared access and maintenance responsibilities.
- (6) All satellite parking areas shall be maintained in good condition and in compliance with applicable landscaping, drainage, and surface standards.
- (7) Satellite parking areas shall meet all applicable requirements for off-street parking design, landscaping, and screening as provided in Chapter 19.06.020.

**Section 27.** Amendment of Section 19.03.090 GPMC. Section 19.03.090 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.090 Central business district (CBD) zone.**

The central business district (CBD) zone designation is comprised mostly of retail, dining, entertainment and similar businesses, which are conducted primarily indoors. Such uses include, but are not limited to, grocery stores, drug stores, furniture stores, clothing stores, bookstores, music stores, restaurants, movie theaters, and bowling alleys. It also includes many services such as law, accounting, and escrow offices as well as many other types of services. This zone is intended to provide for smaller scale specialty retail, entertainment and professional services in offices but not larger scale retail, facilities with outdoor storage or larger footprints. This zone provides for uses that are traditional to downtown business zones.

~~(A) Principal Uses. Principal uses in the central business district (CBD) zone are:~~

- ~~(1) Retail and wholesale sale;~~
- ~~(2) Personal service, including self-service;~~
- ~~(3) Office;~~
- ~~(4) Restaurant;~~
- ~~(5) Health care facility, excluding overnight accommodations;~~
- ~~(6) Social or recreational facility;~~
- ~~(7) Hotel or motel;~~
- ~~(8) Accessory structure and use;~~
- ~~(9) Parking facility;~~

~~(10) Indoor manufacturing, assembly;~~

~~(11) Day care center, commercial;~~

~~(12) Tavern;~~

~~(13) Specialized instruction school;~~

~~(14) Vocational school; and~~

~~(15) Pet store and grooming services.~~

~~(B) Secondary Uses. Secondary uses in the central business district (CBD) zone are:~~

~~(1) Residential dwelling unit on the floor above a principal use;~~

~~(2) Consumer goods repair; and~~

~~(3) Accessory structure and use.~~

~~(C) Conditional Uses. Conditional uses in the central business district (CBD) zone are:~~

~~(1) Outside storage and display;~~

~~(2) Veterinary clinic;~~

~~(3) Church;~~

~~(4) Public facility;~~

~~(5) Service station;~~

~~(6) Vehicle sale;~~

~~(7) Automotive repair and service;~~

~~(8) Miscellaneous repair;~~

~~(9) School.~~

(A) See Table 19.03-I for a list of permitted uses in the CBD zone.



(B) Minimum Lot Size. Minimum lot size in the central business district (CBD) zone is 2,000 square feet.

(C) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ Hard Surface coverage in the central business district (CBD) zone is none.

(D) Maximum Height. Maximum height in the central business district (CBD) zone is 50 feet.

(E) Minimum Building Setbacks for Nonmanufacturing Uses.

- (1) Front yard: None;
- (2) Side yard: None;
- (3) Rear yard: Five feet;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(F) Minimum Building Setbacks for Manufacturing and/or Assembly Uses.

- (1) Street/public right-of-way: 20 feet;
- (2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation there shall be a side yard setback of five feet;
- (3) Rear yard: Five feet;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(G) Required Landscaping for Manufacturing and Assembly Uses.

- (1) All street setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will provide total coverage of the required landscape area within three years.
- (2) All rear and side yard setback areas which border residential zones shall be landscaped with plantings a minimum of five feet in height which will reach a mature height of eight feet from the ground level. Such plantings shall be installed and spaced to provide a continuous screen at maturity.

(H) Prohibited Uses. Uses prohibited in the central business district are as follows:

(1) Outside storage of equipment material, products, parts, supplies or vehicles for purposes other than retail sales and rentals. Outdoor storage of vehicles will be limited to an area 25 percent or less of gross square footage of the principal use.

(2) Permanent construction yards for storage of equipment and construction products.

(3) Manufacturing and/or assembly activity that generates noise levels exceeding 65 dB (normal conversation at three feet) as measured at the property line.

**Section 28.** ~~Amendment of Section 19.03.100 GFMC.~~ Section 19.03.100 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.100 General commercial (GC) zone.**

The general commercial (GC) zone designation is comprised of more intensive retail and service uses than described in the CBD zone. General commercial uses typically require outdoor display and/or storage of merchandise and tend to generate noise as part of the operation. Such uses include, but are not limited to, auto, boat and recreational vehicle sales lots, tire and muffler shops, and equipment rental. The types of retail outlets are typically larger footprint stores like department stores, grocery, and large specialty stores.

~~(A) Principal Uses. Principal uses in the general commercial (GC) zone are:~~

~~(1) Retail and wholesale sales;~~

~~(2) Personal service, including self-service;~~

~~(3) Office;~~

~~(4) Restaurant;~~

~~(5) Health care facility, excluding overnight accommodations;~~

~~(6) Social and/or recreational facility;~~

~~(7) Hotel or motel;~~

~~(8) Accessory structure and use;~~

~~(9) Parking facility;~~

- ~~(10) Veterinary clinic;~~
- ~~(11) Service station;~~
- ~~(12) Vehicle sales;~~
- ~~(13) Automotive repair and service;~~
- ~~(14) Miscellaneous repair;~~
- ~~(15) Indoor manufacturing, assembly;~~
- ~~(16) Day care center, commercial;~~
- ~~(17) Tavern;~~
- ~~(18) Specialized instruction school;~~
- ~~(19) Vocational school; and~~
- ~~(20) Pet stores and grooming services.~~

~~(B) Secondary Uses. Secondary uses in the general commercial (GC) zone are:~~

- ~~(1) Consumer goods repair.~~

~~(C) Conditional Uses. Conditional uses in the general commercial (GC) zone are:~~

- ~~(1) Outside storage and/or display;~~
- ~~(2) Church;~~
- ~~(3) Public facility;~~
- ~~(4) Commercial kennels and catteries;~~
- ~~(5) Animal shelter;~~
- ~~(6) Communication facility; and~~
- ~~(7) School.~~

(A) See Table 19.03-I for a list of permitted uses in the GC zone.

(B) Minimum Lot Size. Minimum lot size in the general commercial (GC) zone is 7,200 square feet.

(C) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the general commercial (GC) zone is none.

(D) Maximum Height. Maximum height in the general commercial (GC) zone is 50 feet.

(E) Minimum Building Setbacks for Nonmanufacturing Uses.

- (1) Front yard: None;
- (2) Side yard: None;
- (3) Rear yard: Five feet;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(F) Minimum Building Setbacks for Manufacturing and/or Assembly Uses.

- (1) Street/public right-of-way: 20 feet;
- (2) Side yard: None, except when abutting a residential or commercial zone or a comprehensive plan residential or commercial designation there shall be a side yard setback of five feet;
- (3) Rear yard: Five feet;
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(G) Required Landscaping for Manufacturing and Assembly Uses.

- (1) All street setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will provide total coverage of the required landscape area within three years.
- (2) All rear and side yard setback areas which border residential zones shall be landscaped with plantings a minimum five feet in height which will reach a mature height of eight feet from the ground level. Such plantings shall be installed and spaced to provide a continuous screen at maturity.



(H) Prohibited Uses. Manufacturing and/or assembly activity that generates noise levels exceeding 65 dB (normal conversation at three feet) measured at the property line are prohibited in the general commercial (GC) zone.

**Section 29. Amendment of Section 19.03.110 GPMC.** Section 19.03.110 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.110 Heavy industrial (HI) zone.**

The heavy industrial (HI) zone designation will allow uses that involve a great deal of activity and storage outside the building; large doors are open, and there may be noise, light, heat, smoke, dust and odors detected beyond the property lines. Also, the hours of operation may fall outside of the normal 9:00 a.m. to 5:00 p.m. routine. An operation may begin very early in the morning and continue late into the evening. Such uses include, but are not limited to, fabrication, processing, storage, and assembly operations.

~~(A) Principal Uses. Principal uses in the heavy industrial (HI) zone are:~~

- ~~(1) Manufacturing, processing, creating, repairing, renovating, cleaning, painting, assembly of goods, merchandise and equipment;~~
- ~~(2) Wholesale sales;~~
- ~~(3) Warehousing;~~
- ~~(4) Outside storage;~~
- ~~(5) Surface mining;~~
- ~~(6) Recycling;~~
- ~~(7) Impound yard;~~
- ~~(8) Communication facility;~~
- ~~(9) Commercial kennels and catteries; and~~
- ~~(10) Animal shelter.~~

~~(B) Secondary Uses. Secondary uses in the heavy industrial (HI) zone are:~~

- ~~(1) Accessory use; and~~

~~(2) Night watchman's quarters occupied by an employee of the operator of the principal use.~~

(A) See Table 19.03-I for a list of permitted uses in the HI zone.

(B) Minimum Lot Size. Minimum lot size in the heavy industrial (HI) zone is none.

(C) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the heavy industrial (HI) zone is none.

(D) Maximum Building Height. Maximum building height in the heavy industrial (HI) zone is 50 feet.

(E) Minimum Building Setbacks. Minimum building setbacks in the heavy industrial (HI) zone are:

(1) Street/public right-of-way: 20 feet;

(2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot of height of the structure nearest the side lot line, whichever is greater;

(3) Rear yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot in height of the structure nearest the rear lot line, whichever is greater;

(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(F) Required Landscaping. All street setback areas, and side and rear setback areas which border a residential or commercial zone or comprehensive plan designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will form a sight-obscuring screen. Landscaping in setback areas which border residential zones shall include a minimum five-foot-high earth berm, and plantings which will reach a mature height of eight feet from the ground level of the lot within two years. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity.

**Section 30.** Amendment of Section 19.03.120 GPMC. Section 19.03.120 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

### **19.03.120 Light industrial (LI) zone.**

The light industrial (LI) zone designation is intended for clean industrial uses in which most of the operation occurs indoors with little noise and emissions of industrial byproducts.

~~(A) Principal Uses. Principal uses in the light industrial (LI) zone are:~~

- ~~(1) Indoor manufacturing; assembly;~~
- ~~(2) Wholesale sales; indoor wholesale sales;~~
- ~~(3) Mini-storage;~~
- ~~(4) Communication facility;~~
- ~~(5) Commercial kennels and catteries; and~~
- ~~(6) Animal shelter.~~

~~(B) Secondary Uses. Secondary uses in the light industrial (LI) zone are:~~

- ~~(1) Outside storage;~~
- ~~(2) Night watchman's quarters occupied by an employee of the operator of the principal use;~~
- ~~(3) Auto storage; and~~
- ~~(4) Accessory use and structure.~~

(A) See Table 19.03-I for a list of permitted uses in the LI zone.

(B) Minimum Lot Size. Minimum lot size in the light industrial (LI) zone is none.

(C) ~~Maximum Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the light industrial (LI) zone is none.

(D) Maximum Building Height. Maximum building height in the light industrial (LI) zone is 50 feet.

(E) Minimum Building Setbacks. Minimum building setbacks in the light industrial (LI) zone are:

- (1) Street/public right-of-way: 20 feet;

(2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot of height of the structure nearest the side lot line, whichever is greater;

(3) Rear yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot in height of the structure nearest the rear lot line, whichever is greater;

(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(F) Required Landscaping. All street setback areas, and side and rear setback areas which border a residential or commercial zone or comprehensive plan designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will form a sight-obscuring screen. Landscaping in setback areas which border residential zones shall include a minimum five-foot-high earth berm, and plantings which will reach a mature height of eight feet from the ground level of the lot within two years. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity.

**Section 31. Amendment of Section 19.03.130 GPMC.** Section 19.03.130 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.130 Industrial/retail (IR) zone.**

The industrial/retail (IR) zone designation is intended to allow the sale of industrial products produced on the premises to retail customers. For example, wood products manufactured at the site could be sold in a showroom to retail buyers. This land use designation should be located near the frontage and have better visibility than the industrial zone.

~~(A) Principal Uses. Principal uses in the industrial/retail (IR) zone are:~~

- ~~(1) Indoor manufacturing and assembly, repair;~~
- ~~(2) Indoor wholesale sales;~~
- ~~(3) Retail sales of products produced on site; and~~
- ~~(4) Communication facility.~~

~~(B) Secondary Uses. Secondary uses in the industrial/retail (IR) zone are:~~

- ~~(1) Outside storage;~~



~~(2) Night watchman's quarters occupied by an employee of the operator of the principal use; and~~

~~(3) Accessory use and structure.~~

(A) See Table 19.03-I for a list of permitted uses in the IR zone.

(B) Minimum Lot Size. Minimum lot size in the industrial/retail (IR) zone is none.

(C) ~~Maximum Lot Hard Surface Coverage.~~ Maximum ~~lot~~ hard surface coverage in the industrial/retail (IR) zone is none.

(D) Maximum Building Height. Maximum building height in the industrial/retail (IR) zone is 50 feet.

(E) Minimum Building Setbacks. Minimum building setbacks in the industrial/retail (IR) zone are:

(1) Street/public right-of-way: 20 feet;

(2) Side yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot of height of the structure nearest the side lot line, whichever is greater;

(3) Rear yard: None, except when abutting a residential or commercial zone or comprehensive plan designation which shall then be 20 feet or one foot for each foot in height of the structure nearest the rear lot line, whichever is greater;

(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(F) Required Landscaping. All street setback areas, and side and rear setback areas which border a residential or commercial zone or comprehensive plan designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will form a sight-obscuring screen. Landscaping in setback areas which border residential zones shall include a minimum five-foot-high earth berm, and plantings which will reach a mature height of eight feet from the ground level of the lot within two years. Such plantings may be installed on the top of the berm and shall be spaced to provide a continuous screen at maturity.

**Section 32.** Amendment of Section 19.03.140 GPMC. Section 19.03.140 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

### **19.03.140 Open space (OS) zone.**

The open space zone is intended to preserve and enhance public and private open, natural, and recreational areas identified in the comprehensive plan. These areas serve many functions including:

- Providing opportunities for outdoor recreation;
- Providing contrasts to the built environment;
- Preserving scenic qualities;
- Protecting sensitive or fragile environmental areas;
- Enhancing and protecting the values and functions of trees and the urban forest;
- Preserving the capacity and water quality of the stormwater drainage system; and
- Providing pedestrian and bicycle transportation connections.

The open space (OS) zone is applied to all land designated as “open space” on the comprehensive plan future land use map and that has been retained as open space areas. They are often located in sensitive environmental areas. Open space areas may be suitable for passive and/or active recreation development such as neighborhood parks. In addition, property owners may request an open space designation for open or natural areas that meet the purpose of the zone, and for review, conservation, or similar easements that can be shown as open space.

(A) ~~Principal Uses. Principal uses in the open space (OS) zone are:~~

~~(1) Critical areas and buffers pursuant to GPMC [19.07.020](#) including:~~

- ~~(a) Wetland;~~
- ~~(b) Geological hazard area;~~
- ~~(c) Wildlife habitat area;~~
- ~~(d) Aquifer recharge area; and~~
- ~~(e) Flood hazard area.~~

~~(2) Outdoor passive and active private recreational areas and facilities located outside of critical areas and buffers including:~~

- (a) Playfield;
- (b) Play equipment;
- (c) Display or community garden; and
- (d) Picnic area and related facilities.

(3) Trails located outside of critical areas and buffers for:

- (a) Hikers;
- (b) Equestrians; or
- (c) Bicyclists.

(4) Pedestrian trail or boardwalk located within the outer 25 percent of a wetland buffer pursuant to GPMC [19.07.020\(J\)\(2\)](#).

(5) Stormwater retention or detention pond.

(6) Scenic or view easement or area.

(B) Secondary Uses. Secondary uses in the open space (OS) zone located outside of critical areas and buffers are:

- (1) Park maintenance storage facility;
- (2) Public restroom; and
- (3) Off-street public parking.

(C) Conditional Uses. Conditional uses in the open space (OS) zone located outside of critical areas and buffers are:

- (1) Public utility.

(A) See Table 19.03-I for a list of permitted uses in the OS zone.

(B) Minimum Lot Size. Minimum lot size in the open space (OS) zone is none.

(C) Maximum Lot Hard Surface Coverage. Maximum lot hard surface coverage in the open space (OS) zone is 10 percent.

(D) Maximum Building Height. Maximum building height in the open space (OS) zone is 18 feet.

(E) Minimum Building Setbacks. Minimum building setbacks in the open space (OS) zone are 20 feet from all property lines.

(F) Required Landscaping. All street, side and rear setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped with natural or installed plant material to a depth of 20 feet. Said landscaping shall be located between any fence on site and the site's property line, except where the fence is required to be on or near the property line in order to protect a wetland, geological hazard area, aquifer recharge area or flood hazard area.

**Section 33. Amendment of Section 19.03.150 GFMC.** Section 19.03.150 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.03.150 Public park (PP) zone.**

The public park (PP) zone is intended to preserve and enhance all existing and planned for publicly owned parks. The public park (PP) zone is applied to all land designated as "park" on the comprehensive plan future land use map. The purpose of the public park (PP) zone is to provide opportunities for public parks and other recreation facilities, such as playgrounds, trails, publicly accessible open space, or as meet the definition of parks in GFMC [19.02.160](#). Only facilities providing such public recreation shall be allowed to locate in the public park (PP) zone.

(A) Principal Uses. Principal uses in the public park (PP) zone are:

~~(1) Indoor facilities such as:~~

~~(a) Gymnasium;~~

~~(b) Swimming pool; or~~

~~(c) Activity center and similar indoor recreational facility.~~

~~(2) Outdoor facilities such as:~~

~~(a) Playfield;~~

~~(b) Fishing area;~~

~~(c) Picnic and related outdoor activity areas; and~~



~~(d) Display or community garden.~~

~~(3) Areas and trails for:~~

~~(a) Hikers;~~

~~(b) Equestrians; and~~

~~(c) Bicyclists.~~

~~(B) Secondary Uses. Secondary uses in the public park (PP) zone are:~~

~~(1) Off-street public parking;~~

~~(2) Park maintenance storage facility;~~

~~(3) Public restroom;~~

~~(4) Dock;~~

~~(5) Picnic shelter, benches, barbecue facility, and similar structures and facilities;~~

~~(6) Backstop, goal posts, fencing, spectator viewing facility, and similar structures associated with a playfield.~~

~~(C) Conditional Uses. Conditional uses in the public park (PP) zone are:~~

~~(1) Off-road recreational vehicle use facility;~~

~~(2) Recreational vehicle park/overnight camping area;~~

~~(3) Challenge or zip line course;~~

~~(4) Remote control model facility;~~

~~(5) Go-cart facility; and~~

~~(6) Eco car facility.~~

(A) See Table 19.03-I for a list of permitted uses in the PP zone.

(B) Minimum Lot Size. Minimum lot size in the public park (PP) zone is none.

(C) ~~Maximum Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the public park (PP) zone is 70 percent.

(D) Maximum Building Height. Maximum building height in the public park (PP) zone is 50 feet.

(E) Minimum Building Setbacks. Minimum building setbacks in the public park (PP) zone are:

- (1) Street/public right-of-way: 20 feet;
- (2) Side yard: Five feet;
- (3) Rear yard: Five feet; and
- (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(F) Required Landscaping. All street, side and rear setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped with natural or installed plant material. Said landscaping shall be located between any fence on site and the site's property line, except where the fence is required to be on or near the property line in order to protect a wetland, geological hazard area, aquifer recharge area or flood hazard area.

**Section 34.** ~~Amendment of Section 19.03.160 GFMC.~~ Section 19.03.160 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

The public/institutional (P/I) zone is intended to provide and protect properties devoted to public and semi-public uses and uses providing social and physical services to the Granite Falls community. This purpose is accomplished by: (1) providing a zone in which uses serving public needs may be located; (2) limiting residential and privately owned operations; and (3) protecting adjacent properties from potential impacts of public uses. The public/institutional (P/I) zone is applied to all land designated as "public/institutional" on the comprehensive plan future land use map including, but not limited to, schools, government facilities, social services, hospitals, libraries, and utility facilities.

**19.03.160 Public/institutional (P/I) zone.**

~~(A) Principal Uses. Principal uses in the public/institutional (P/I) zone are:~~

- ~~(1) Community residential facility;~~
- ~~(2) Emergency temporary shelter;~~

- (3) Trail;
- (4) Public library;
- (5) Public museum or art gallery;
- (6) Public arboretum;
- (7) Church, temple, mosque, or synagogue or similar uses;
- (8) Civic center;
- (9) Community center;
- (10) Social services;
- (11) Hospital;
- (12) Nursing or personal care facilities facility;
- (13) Public vocational school;
- (14) Public or private schools for grades K-12;
- (15) Public agency or utility office;
- (16) Public agency or utility yard;
- (17) Court;
- (18) Police facility;
- (19) Fire district facility; and
- (20) Utility facility.

(B) ~~Secondary Uses.~~ Secondary uses in the public/institutional (P/I) zone are:

- (1) Personal services;
- (2) School dormitory;
- (3) Office/outpatient clinic;

- (4) Medical/dental lab;
- (5) School district support facility;
- (6) Helistop;
- (7) Cafeteria;
- (8) Pharmacy;
- (9) Florist and/or gift shop within a hospital;
- (10) Day care; and
- (11) Off-street public parking.

(C) Conditional Uses. Conditional uses in the public/institutional (P/I) zone are:

- (1) Jail;
- (2) Public agency animal control facility;
- (3) Public agency training facility;
- (4) Landfill;
- (5) Transfer station;
- (6) Wastewater treatment facility;
- (7) Municipal water production;
- (8) Transit park and ride facility;
- (9) School bus base;
- (10) Stadium/arena;
- (11) Cemetery; and
- (12) Communication facility.

(A) See Table 19.03-I for a list of permitted uses in the P/I zone.



(B) Minimum Lot Size. Minimum lot size in the public/institutional (P/I) zone is none.

(C) Maximum ~~Lot~~ Hard Surface Coverage. Maximum ~~lot~~ hard surface coverage in the public/institutional (P/I) zone is 90 percent.

(D) Maximum Building Height. Maximum building height in the public/institutional (P/I) zone is 33 feet.

(E) Minimum Building Setbacks. Minimum building setback in the public/institutional (P/I) zone is 20 feet from all property lines except when abutting a commercial, industrial or public/institutional zone, then the setbacks shall be the same as the corresponding setbacks requirement for the abutting commercial, industrial or public/institutional zone. This means:

- (1) Street/public right-of-way: 20 feet;
- (2) Side yards abutting a residential, open space, or public park zone: 20 feet;
- (3) Side yards abutting a central business district zone: none;
- (4) Side yards abutting a general commercial, industrial, or public/institutional zone: five feet;
- (5) Rear yard abutting a residential, open space, or public park zone: 20 feet;
- (6) Rear yard abutting a central business district zone: none;
- (7) Rear yard abutting a general commercial, industrial, or public/institutional zone: five feet;
- (8) Alley setback: No portion of any building shall be closer than 10 feet from an alley.

(F) Required Landscaping. All setback areas except the minimum area necessary for paved vehicle or pedestrian access shall be landscaped with living plant material.

**Section 30.** Amendment of GPMC Table 19.04A-I. GPMC Table 19.04A-I of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**Table 19.04A-I: Classification of Permits and Decisions**

| Type of Application                                        | Public Comment/ Notice Period | Pre-Application Meeting | Public Meeting/ Recommendation | Open Record <u>Public</u> Hearing | Decision  | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|------------------------------------------------------------|-------------------------------|-------------------------|--------------------------------|-----------------------------------|-----------|--------------------|----------------------|-----------------------------|
| <b>Type I</b>                                              |                               |                         |                                |                                   |           |                    |                      |                             |
| Grading permit and sign permit                             | No                            | No                      | No                             | No                                | DO        | HE                 | No                   | Yes                         |
| Home occupation permit and day care facilities             | No                            | No                      | No                             | No                                | DO        | HE                 | No                   | Yes                         |
| Accessory dwelling unit                                    | No                            | No                      | No                             | No                                | DO        | HE                 | No                   | Yes                         |
| Parcel combination                                         | No                            | No                      | No                             | No                                | DO        | HE                 | No                   | Yes                         |
| Boundary line adjustment                                   | No                            | No                      | No                             | No                                | DO        | HE                 | No                   | Yes                         |
| Administrative deviation, modifications and interpretation | No                            | No                      | No                             | No                                | DO        | HE                 | No                   | Yes                         |
| <u>Interior Site Plan Review</u>                           | <u>No</u>                     | <u>No</u>               | <u>No</u>                      | <u>No</u>                         | <u>DO</u> | <u>HE</u>          | <u>No</u>            | <u>Yes</u>                  |
| Floodplain development permit                              | No                            | No                      | No                             | No                                | DO        | HE                 | No                   | Yes                         |

| Type of Application                                   | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br><u>Public</u><br>Hearing | Decision | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|-------------------------------------------------------|----------------------------------|-------------------------|-----------------------------------|-----------------------------------------|----------|--------------------|----------------------|-----------------------------|
| Small cell WCF; collocated WCF; minor modifications   | No                               | No                      | No                                | No                                      | DO       | HE                 | No                   | Yes                         |
| Temporary permits                                     | No                               | No                      | No                                | No                                      | DO       | HE                 | No                   | Yes                         |
| Change of use                                         | No                               | No                      | No                                | No                                      | DO       | HE                 | No                   | Yes                         |
| Final short plat                                      | No                               | No                      | No                                | No                                      | DO       | HE                 | No                   | Yes                         |
| Minor amendments to administratively approved permits | No                               | No                      | No                                | No                                      | DO       | HE                 | No                   | Yes                         |
| <b>Type II:</b>                                       |                                  |                         |                                   |                                         |          |                    |                      |                             |
| Flood hazard variance*                                | 14-day NOA or NOH                | No                      | No                                | No                                      | DO*      | HE                 | No                   | Yes                         |
| Sensitive area reasonable use allowance*              | 15-day NOA or NOH                | No                      | No                                | No                                      | DO*      | HE                 | No                   | Yes                         |

| Type of Application                      | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br>Public Hearing | Decision          | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|------------------------------------------|----------------------------------|-------------------------|-----------------------------------|-------------------------------|-------------------|--------------------|----------------------|-----------------------------|
| Short plat                               | 15-day NOA                       | DO                      | No                                | No                            | DO and PWD        | HE                 | No                   | Yes                         |
| <u>Unit Lot Subdivision</u>              | <u>15-day NOA</u>                | <u>DO</u>               | <u>No</u>                         | <u>No</u>                     | <u>DO and PWD</u> | <u>HE</u>          | <u>No</u>            | <u>Yes</u>                  |
| Binding site plan                        | 10-day NOA                       | DO                      | No                                | No                            | DO                | HE                 | No                   | Yes                         |
| Site plans                               | 15-day NOA                       | DO                      | Yes                               | No                            | DO                | HE                 | No                   | Yes                         |
| Shoreline substantial development permit | 30-day NOA 15-day NOH            | No                      | No                                | No                            | DO                | HE                 | No                   | Yes                         |
| Plat alterations to subdivision and PRDs | 10-day NOA                       | DO                      | No                                | No                            | DO                | HE                 | No                   | Yes                         |
| Plat vacations                           | 10-day NOA                       |                         |                                   |                               |                   |                    |                      |                             |
| SEPA determination                       | 14 days (post determination)     | No                      | No                                | No                            | DO                | HE                 | No                   | Yes                         |
| Concurrency evaluation                   | None                             | No                      | No                                | No                            | DO                | HE                 | No                   | No                          |
| Administrative conditional               | 15-day NOA                       | DO                      | No                                | No                            | DO                | HE                 | No                   | Yes                         |



| Type of Application                  | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br><u>Public</u> Hearing | Decision | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|--------------------------------------|----------------------------------|-------------------------|-----------------------------------|--------------------------------------|----------|--------------------|----------------------|-----------------------------|
| use and variances                    |                                  |                         |                                   |                                      |          |                    |                      |                             |
| Final plat                           | 10-day NOA                       | No                      | No                                | No                                   | CC       | No                 | No                   | Yes                         |
| Minor amendments to Type III permits | 10-day NOA                       | No                      | No                                | No                                   | DO       | HE                 | No                   | Yes                         |
| <b>Type III:</b>                     |                                  |                         |                                   |                                      |          |                    |                      |                             |
| Conditional use permit and variances | 15-day NOA 10-day NOH            | No                      | No                                | HE                                   | HE       | No                 | No                   | Yes                         |
| Preliminary plat                     | 15-day NOA 10-day NOH            | DO                      | PC                                | HE                                   | HE       | No                 | No                   | Yes                         |
| Shoreline CUP                        | 30-day NOA plus 15-day NOH       | No                      | No                                | HE                                   | HE       | No                 | No                   | Yes                         |
| Shoreline variance                   | 30-day NOA plus 15-day NOH       | No                      | No                                | HE                                   | HE       | No                 | No                   | Yes                         |
| WCF: Monopole                        | 15-day NOH                       | DO                      | PC                                | HE                                   | HE       | No                 | No                   | Yes                         |

| Type of Application                                                               | Public Comment/<br>Notice Period | Pre-Application Meeting | Public Meeting/<br>Recommendation | Open Record<br><u>Public</u><br>Hearing | Decision                       | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|-----------------------------------------------------------------------------------|----------------------------------|-------------------------|-----------------------------------|-----------------------------------------|--------------------------------|--------------------|----------------------|-----------------------------|
| WCF: Small cell architectural design deviation request                            | 15-day NOH                       | DO                      | PC                                | HE                                      | HE                             | No                 | No                   | Yes                         |
| Official site plan for manufactured home parks, PRD, and residential condominiums | 15-day NOA 10-day NOH            | DO                      | PC                                | HE                                      | HE                             | No                 | No                   | Yes                         |
| Day care centers                                                                  | 15-day NOA 10-day NOH            | DO                      | No                                | HE                                      | HE                             | No                 | No                   | Yes                         |
| Major amendments to Type III permits                                              | 15-day NOA 10-day NOH            | DO                      | No                                | HE                                      | HE                             | No                 | No                   | Yes                         |
| <b>Type IV:</b>                                                                   |                                  |                         |                                   |                                         |                                |                    |                      |                             |
| Comprehensive plan amendment                                                      | NOA 10-day NOH                   | None                    | Yes                               | PC++                                    | PC recommendation** 10-day NOH | No                 | No                   | Yes                         |
| Development regulations                                                           | NOA                              | None                    | No                                | PC++                                    | PC recommendation**            | No                 | No                   | Yes                         |

| Type of Application             | Public Comment/ Notice Period | Pre-Application Meeting | Public Meeting/ Recommendation | Open Record Public Hearing | Decision          | Open Record Appeal | Closed Record Appeal | Non-City or Judicial Appeal |
|---------------------------------|-------------------------------|-------------------------|--------------------------------|----------------------------|-------------------|--------------------|----------------------|-----------------------------|
| amendments                      | 10-day NOH                    |                         |                                |                            | CC decision*<br>* |                    |                      |                             |
| Annexation                      | 15-day NOA 10-day NOH         | DO, CE                  | No                             | CC/SCB RB                  | CC/SCB RB         | No                 | No                   | Yes                         |
| Vacations of streets and alleys | 10-day NOH                    | CE                      | No                             | CC                         | CC                | No                 | No                   | Yes                         |
| Development agreement**<br>*    | 10-day NOH                    | No                      | No                             | CC                         | CC                | No                 | No                   | Yes                         |
| Zoning map amendment            | 10-day NOH                    | DO                      | No                             | PC                         | CC                | No                 | No                   | Yes                         |

CC City Council

NOH Notice of Hearing (per  
GFMC [19.04A.260](#))

CE City Engineer

PC Planning Commission

DO Designated Official

PWD Public Works Director

HE Hearing Examiner

SCBRB Snohomish County Boundary Review  
Board

NOA Notice of Application (per  
GFMC [19.04B.225](#))

WCC Wireless Communications Facilities

\* The designated official shall have the option of referring the application to the hearing examiner for a public hearing and decision. In this case, an appeal of the hearing examiner's decision shall be heard in a closed record appeal as a judicial appeal.

\*\* Either the planning commission or the city council may opt to hold one or more workshops or joint workshops on an application.

\*\*\* Planning commission review is not required for this type of action. City council will be the sole reviewing body.

++ The city council may opt to hold the required public hearing(s).

**Section 35.** ~~Amendment of Section 19.04A.230 GFMC.~~ Section 19.04A.230 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.04A.230 Time frames for review.**

(A) Purpose. RCW 36.70B.070 and 36.70B.080 require time frames be established to ensure applications are reviewed in a timely and predictable manner. This section establishes the time frames and procedures for a determination of completeness and final decision for Type II, III, or IV reviews. ~~No time frames are established by these statutes for Type I or IV reviews.~~

(B) Computing Time. Unless otherwise specified, all time frames are indicated as calendar days, not working days. For the purposes of computing time, the day the determination or decision is rendered shall not be included. The last day of the time period shall be included; provided, that if it is a Saturday, Sunday, or a day designated by RCW 1.16.050 or by the city's ordinances as a legal holiday, then it also is excluded and the time period concludes at the end of the next business day.

(C) Complete Application Review Time Frame. The following procedures shall be applied to new applications requiring Type II and III reviews. Applications requiring Type I or IV review are excluded from this requirement.

(1) Within 28 days after receiving an application, the designated official and/or city clerk shall mail, email, fax, or otherwise provide to the applicant a written determination that the application is complete, or that the application is incomplete, and what is necessary to make the application complete. The applicant has 90 days to submit the necessary information to the city.

(2) If the designated official does not provide a written determination within the 28 days, the application shall be deemed complete at the end of the twenty-eighth day.

(3) If additional information is needed to make the application complete, the designated official shall notify the applicant whether the application is complete or what additional information is necessary within 14 days after an applicant has submitted the information identified by the designated official as being needed.



(4) An application is complete for purposes of this section when it meets the submittal requirements established by the designated official and is sufficient for continued processing, even though additional information may be required, or project modifications may be undertaken subsequently. The determination of completeness shall not preclude the designated official from requesting additional information or studies either at the time of the notice of completeness or subsequently, if new information is required to complete review of the application or substantial changes in the permit application are proposed.

(5) To the extent known by the city, other agencies with jurisdiction over the project permit application shall be identified in the city's determination of completeness required by subsection (C)(1) of this section.

(D) Application Review and Decision Time Frame.

(1) A final decision for each type of complete project permit application or project type shall be issued within the following time periods following the determination of completeness:

- a. 65 days, if no public notice is required as a result of an exemption to SEPA;
- b. 100 days, if public notice is required as a result of SEPA; or
- c. 170 days, if public notice and public hearing(s) are required as a result of SEPA.

In the event of a consolidated review of more than one permit, the time period for a final decision shall be the longest of the permit periods identified above.

(2) Decisions on Type I applications shall not exceed 65 days, unless the designated official makes written findings that a specified amount of additional time is needed for processing of a specific complete project application. Applications for developments that are complex or that have extensive or difficult issues may take additional time. The applicant and the city may agree in writing to extend the time period.

(3) Decisions on Type II and III applications shall not exceed ~~120~~ 100 days, unless the designated official makes written findings that a specified amount of additional time is needed for processing of a specific complete project application. Applications for developments that are complex or that have extensive or difficult issues may take additional time. The applicant and the city may agree in writing to extend the time period.

(4) Decisions on Type III applications shall not exceed 170 days, unless the designated official makes written findings that a specified amount of additional

time is needed for processing of a specific complete project application. Applications for developments that are complex or that have extensive or difficult issues may take additional time. The applicant and the city may agree in writing to extend the period.

(5) Interior site plan reviews, including the following, do not require a project permit but still may require building, plumbing, mechanical, or electrical permits.

a. Additional sleeping quarters or bedrooms;

b. Nonconformity with Federal Emergency Management Agency improvement thresholds; or

c. An increase the total square footage or valuation of the structure thereby requiring upgraded fire access or fire suppression systems.

(6) Preliminary Plats. Pursuant to RCW 58.17.140, preliminary plats of any proposed subdivision and dedication shall be approved, disapproved, or returned to the applicant for modification or correction within 90 days from the date of filing thereof unless the applicant consents to an extension of such time period or the 90-day limitation is extended to include up to 21 days as specified under RCW 58.17.095(3). The 90-day period shall not include the time spent preparing and circulating an environmental impact statement by the local governmental agency.

(7) Final Plats and Short Plats. Pursuant to RCW 58.17.140, final plats and short plats shall be approved, disapproved, or returned to the applicant within 30 days from the date of filing thereof, unless the applicant consents to an extension of such time period.

(8) Appeals. The time period for consideration and decision on appeals shall not exceed 90 days for an open record appeal hearing and 60 days for a closed record appeal. The parties may agree in writing to extend these time periods. Any extension of time mutually agreed upon by the applicant and the city shall be in writing.

(9) Exemptions. The time limits established in this section do not apply if a project permit application:

(a) Requires an amendment to the comprehensive plan or a development regulation;

(b) Requires approval of the siting of an essential public facility as provided in RCW 36.70A.200;

(c) Is reviewed as a Type I or IV permit;

(d) Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete.

(E) Calculating Decision Time Frame. In determining the number of days that have elapsed after the city has notified the applicant that the application is complete for purposes of calculating the time for issuance of the notice of final decision, the following periods shall be excluded:

(1) Any period during which the applicant has been requested by the city to correct plans, perform required studies, or provide additional required information. If the city determines that the information submitted by the applicant is insufficient, it shall notify the applicant of the deficiencies. The period shall be calculated from the date the city notifies the applicant of the need for additional information until the earlier of the date the local government determines whether the additional information satisfies the request for information or 14 days after the date the information has been provided to the city;

(2) Any period during which an environmental impact statement is being prepared following a determination of significance (DS) pursuant to Chapter 43.21C RCW, or if the city and the applicant in writing shall agree to a time period for completion of an environmental impact statement;

(3) Any period for administrative appeals of project permits, if an open record appeal hearing or a closed record appeal, or both, are allowed; or

(4) Any extension of time mutually agreed upon by the applicant and the city.

(F) Applicant Actions Affecting Timeline. The time periods for the city to process a permit shall start over if an applicant proposes a change in use that adds or removes commercial or residential elements from the original application that would make the application fail to meet the determination of procedural completeness for the new use, as required by the city.

(1) If, at any time, an applicant informs the city, in writing, that the applicant would like to temporarily suspend the review of the project for more than 60 days, or if an applicant is not responsive for more than 60 consecutive days after the city has notified the applicant, in writing, that additional information is required to further process the application, an additional 30 days may be added to the time periods for city action to issue a final decision for a project permit application. Any written notice from the city to the applicant that additional information is required to further process the application must include a notice that non-responsiveness for 60 consecutive days may result in 30 days being added to the time for review.

(2) The applicant and the city may extend the time for a deadline for issuance of a final decision for a specific project permit application upon mutual agreement.

(3) The time limits set forth in this section shall not apply to any application that requires amendment to the comprehensive plan.

(4) This section shall apply to project permit applications filed on or after January 1, 2025.

(G) Possible Extension of Time for Final Decision. If the city is unable to issue a final decision within the time limits provided herein, the applicant shall be provided written notice of this fact. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of final decision.

(H) Exclusions. The following matters are excluded from the requirements of this chapter:

(1) Approvals relating to the use of public areas or facilities.

(2) Landmark designations.

(3) Project permits, whether administrative or subject to review by a reviewing agency, that the city council by ordinance or resolution has determined present special circumstances that warrant a review process or time periods for approval which are different from that provided by this chapter.

(4) Development agreements.

(5) Wireless communication facility permits.

(6) Administrative approvals that are categorically exempt from environmental review or for which environmental review has already been completed.

**Section 36.** Amendment of Section 19.04A.250 GFMC. Section 19.04A.250 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.04A.250 Expiration of approvals and approved permits.**

(A) Land use approvals/permits other than subdivisions or shoreline permits shall expire automatically within one year after the issuance of such permits, if:

(1) The use authorized by such permits has not commenced, in circumstances where no substantial construction, excavation or demolition is necessary before commencement of such use; or



(2) Less than 10 percent of the total cost of all construction, excavation or demolition of the approved development has been completed.

(B) Land use permits other than subdivisions shall also expire automatically if construction, grading or excavation is commenced but such work is discontinued for a period of one year.

(C) For land use permits other than preliminary short subdivisions, subdivisions and sign permits:

(1) The designated official may grant one six-month extension to a permit upon showing proper justification, if:

- (a) The extension is requested at least 30 calendar days before the permit expires;
- (b) The permittee has proceeded with due diligence and in good faith; and
- (c) The zoning designation of the property has not changed.

(2) Proper justification consists of one or more of the following conditions:

- (a) Economic hardship;
- (b) Change of ownership;
- (c) Unanticipated construction and/or site design problems;
- (d) Other circumstances beyond the control of the applicant and determined acceptable by the appropriate department director.

(D) Preliminary short subdivision approvals shall expire after ten years if the project is not subject to the Shoreline Management Act, and the preliminary plat is approved on or before December 31, 2007. Preliminary subdivision or short subdivision approvals shall expire automatically if, within five years after the issuance of such approvals:

(1) The final plat or short plat has not been submitted to the city for approval; or

(2) An extension has not been granted. The designated official may approve a single one-year original extension to the approval, if:

- (a) The request was delivered in writing to the designated official or city clerk at least 30 calendar days prior to the approval's expiration and meets one of the proper justifications listed in subsection (C)(2) of this section;

(b) The permittee has proceeded with due diligence and in good faith to complete the plat; and

(c) Conditions have not changed so substantially as to warrant a new application.

~~(E) Subdivision approvals shall expire in accordance with subsection (D) of this section.~~

(EE) Construction Plan Approvals.

(1) Construction plans for projects reviewed under the development code shall be approved for a period of 60 months from the date the city signs the plans or until expiration of the preliminary plat, preliminary short plat, binding site plan, conditional use permit, or site development plan approval, whichever is shorter. If the construction plan is not connected to another permit, it shall expire in one year with one six-month extension allowed.

(2) The city may grant an extension of up to 12 months if substantial progress has been made by the applicant to complete construction of the approved project. Extensions shall be considered on a case-by-case basis by the public works director or designee and will require a letter to be submitted to the city requesting the extension at least 30 calendar days prior to the approval's expiration. Said letter shall demonstrate that the project has made substantial construction progress, the reason for the extension request, and an estimated timeline for completion of construction.

(3) When the approval period or any extension thereof expires, the city's approval of the construction plans shall be deemed automatically withdrawn. In order to receive further consideration by the city after such expiration and automatic withdrawal, construction plans must be resubmitted and must comply with the current code requirements.

(EG) Once the time period and any extensions have expired, approval/permit shall terminate, and the application is void and deemed withdrawn.

**Section 37. Amendment of Section 19.04A.265 GFMC.** Section 19.04A.265 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.04A.265 Appeals.**

(A) This section sets forth procedures for appeals, in addition to any specific procedures set forth in each of the review types in Chapter [19.04B](#) GFMC.

(B) Processing of Appeals. Appeals of decisions on project permit decisions shall be processed according to the procedures outlined in each of the review types in Chapter [19.04B](#) GFMC. The decision maker on the appeal may reverse or affirm or modify the decision, if it is found the original decision was based on faulty facts or incorrect application of the law. Any modifications to the decision shall be limited to those necessary to ensure the decision criteria of this title are met.

(C) Effect of Appeal. Decisions on Type I, II and III permits are assumed valid unless overturned by an appeal decision. An appeal stays all actions by the designated official seeking enforcement of or compliance with the order or decision appealed from, unless the designated official finds that a stay would, in ~~his~~ their opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed except by order of the hearing examiner or a court.

(D) Exhaustion of Administrative Remedies. No action to obtain judicial review may be commenced unless all rights of administrative appeal provided by this title or state law have been exhausted. The cost of transcription of all records ordered certified by the court for such review shall be borne by the appellant. A copy of each transcript prepared by an appellant shall be submitted to the city for confirmation of its accuracy.

(E) Consolidated Appeals. All appeals of project permit application decisions, other than an appeal of determination of significance (DS), shall be considered together in a consolidated appeal. (RCW 36.70B.060(6), 43.21C.075)

**Section 38. Amendment of Section 19.04A.325 GFMC.** Section 19.04A.325 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.04A.325 Public works director.**

The public works director or designee is the administrative head of the public works department. As provided in various sections, the public works director is responsible for planning, administration, enforcement, and decision making as it pertains to public improvements as specified in this title, including the approval of plans for public improvements and approval of public improvements for acceptance by the city, or to delegate such authority to the public works staff or designated official. In delegating authority, the public works director or ~~his~~ their representative reserves the right of final decision.

**Section 39. Amendment of Section 19.04A.350 GFMC.** Section 19.04A.350 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

(A) The purpose of establishing a “hearing examiner” is to separate the application of land use regulations from policy making; to provide a level of expertise to conduct administrative and quasi-judicial hearings arising from the application of this title and the

rules and procedures developed under it; to better protect and promote the interests of the community; and to expand the principles of fairness and due process in public hearings.

(B) Authority and Duties. The “hearing examiner” shall serve at the pleasure of the mayor. The hearing examiner shall interpret, review and make recommendations on implementation of land use regulations as provided by ordinance and may perform other quasi-judicial functions as are delegated by ordinance. Unless otherwise specified, the term “hearing examiner” shall also mean deputy examiners and examiners pro tem. Hearing examiners shall be appointed based on their qualifications for the duties of the office including education and experience.

(1) Influence and Conflict of Interest. No person, including city officials, elected or appointed, shall attempt to influence the hearing examiner in any matter pending before him/her, except at an open record public hearing duly called for such purpose, or to interfere with the hearing examiner in the performance of his/her duties in any way; provided, that this section shall not prohibit the city attorney from rendering legal service to the hearing examiner upon request. The hearing examiner shall be subject to the same code of ethics as set forth in Chapter 42.23 RCW.

(2) Rules. The hearing examiner shall have the power to prescribe rules for the scheduling and conduct of hearings and other procedural matters related to his/her duties.

(3) Powers. The hearing examiner shall have the authority to:

(a) Review and make decisions on the following land use permit matters pursuant to RCW 35A.63.170:

(i) Conditional use permits;

(ii) Variances;

(iii) Preliminary plats;

(iv) Appeals of administrative decisions or determinations;

(v) Planned residential developments (PRDs);

(vi) Appeals of administrative decisions or determinations pursuant to Chapter 43.21C RCW, the State Environmental Policy Act (SEPA);

(vii) Amortization periods for nonconforming signs;

(viii) Manufactured/mobile home parks;



(ix) Nonconforming use permits; and

(x) Appeals of SEPA determinations of the underlying land use action.

(b) Review and decide civil violations in conjunction with enforcement actions of the city as described in Chapter [19.11](#) GPMC, Enforcement.

(c) Review and make recommendations to city council regarding a proposed development agreement in compliance with GPMC [19.04C.045](#).

(d) Hear and make decisions under GPMC 15.04.050 and 15.04.060.

(4) Procedures. The hearing examiner shall:

(a) Receive and examine available information;

(b) Conduct public hearings in accordance with the provisions of this UDC and Chapter 36.70B RCW and ensure that the city makes a recording of the open record public hearing;

(c) Administer oaths and affirmations;

(d) Issue subpoenas and examine witnesses; provided, that no person shall be compelled to divulge information which he/she could not be compelled to divulge in a court of law;

(e) Regulate the course of the hearing;

(f) Make and enter findings of fact and conclusions to support his/her decisions;

(g) Conduct conferences for the settlement or simplification of the issues;

(h) Conduct discovery;

(i) Dispose of procedural requests or similar matters;

(j) Take official notice of matters of law or material facts;

(k) Issue summary orders in supplementary proceedings; and

(l) Take any other action authorized by or necessary to carry out this chapter;

(m) The above authority may be exercised on all matters for which jurisdiction is assigned to the hearing examiner by city ordinance, code or other legal action of the city council. The nature of the hearing examiner's decision shall be as specified in this chapter and in each ordinance or code which grants jurisdiction to the hearing examiner.

**Section 40.** Amendment of Section 19.04A.350 GFMC. Section 19.04A.350 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.04A.350 Hearing examiner.**

(A) The purpose of establishing a "hearing examiner" is to separate the application of land use regulations from policy making; to provide a level of expertise to conduct administrative and quasi-judicial hearings arising from the application of this title and the rules and procedures developed under it; to better protect and promote the interests of the community; and to expand the principles of fairness and due process in public hearings.

(B) Authority and Duties. The "hearing examiner" shall serve at the pleasure of the mayor. The hearing examiner shall interpret, review and make recommendations on implementation of land use regulations as provided by ordinance and may perform other quasi-judicial functions as are delegated by ordinance. Unless otherwise specified, the term "hearing examiner" shall also mean deputy examiners and examiners pro tem. Hearing examiners shall be appointed based on their qualifications for the duties of the office including education and experience.

(1) Influence and Conflict of Interest. No person, including city officials, elected or appointed, shall attempt to influence the hearing examiner in any matter pending before him/her, except at an open record public hearing duly called for such purpose, or to interfere with the hearing examiner in the performance of ~~his/her~~ their duties in any way; provided, that this section shall not prohibit the city attorney from rendering legal service to the hearing examiner upon request. The hearing examiner shall be subject to the same code of ethics as set forth in Chapter 42.23 RCW.

(2) Rules. The hearing examiner shall have the power to prescribe rules for the scheduling and conduct of hearings and other procedural matters related to ~~his/her~~ their duties.

(3) Powers. The hearing examiner shall have the authority to:

(a) Review and make decisions on the following land use permit matters pursuant to RCW 35A.63.170:

- (i) Conditional use permits;
  - (ii) Variances;
  - (iii) Preliminary plats;
  - (iv) Appeals of administrative decisions or determinations;
  - (v) Planned residential developments (PRDs);
  - (vi) Appeals of administrative decisions or determinations pursuant to Chapter 43.21C RCW, the State Environmental Policy Act (SEPA);
  - (vii) Amortization periods for nonconforming signs;
  - (viii) Manufactured/mobile home parks;
  - (ix) Nonconforming use permits; and
  - (x) Appeals of SEPA determinations of the underlying land use action.
- (b) Review and decide civil violations in conjunction with enforcement actions of the city as described in Chapter 19.11 GPMC, Enforcement.
  - (c) Review and make recommendations to city council regarding a proposed development agreement in compliance with GPMC 19.04C.045.
  - (d) Hear and make decisions under GPMC 15.04.050 and 15.04.060.

(4) Procedures. The hearing examiner shall:

- (a) Receive and examine available information;
- (b) Conduct public hearings in accordance with the provisions of this UDC and Chapter 36.70B RCW and ensure that the city makes a recording of the open record public hearing;
- (c) Administer oaths and affirmations;
- (d) Issue subpoenas and examine witnesses; provided, that no person shall be compelled to divulge information which he/she could not be compelled to divulge in a court of law;

- (e) Regulate the course of the hearing;
- (f) Make and enter findings of fact and conclusions to support ~~his/her~~ their decisions;
- (g) Conduct conferences for the settlement or simplification of the issues;
- (h) Conduct discovery;
- (i) Dispose of procedural requests or similar matters;
- (j) Take official notice of matters of law or material facts;
- (k) Issue summary orders in supplementary proceedings; and
- (l) Take any other action authorized by or necessary to carry out this chapter;

(m) The above authority may be exercised on all matters for which jurisdiction is assigned to the hearing examiner by city ordinance, code or other legal action of the city council. The nature of the hearing examiner's decision shall be as specified in this chapter and in each ordinance or code which grants jurisdiction to the hearing examiner.

**Section 41.** Amendment of Section 19.04C.035 GFMC. Section 19.04C.035 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.04C.035 Amendments.**

(A) Purpose. The purpose of this section is to define types of amendments to the development regulations, comprehensive plan, and other official controls and to identify procedures for those actions. Amendments to the comprehensive plan and development regulations are legislative functions separate from any permit process otherwise set forth in this section.

(B) Development Regulations and Other Official Controls. This section is intended to provide the method for adopting amendments to the text and official map of the city's development regulations and other official controls. Requests to change a regulatory zone affecting a parcel of land, or portion of a lot, are processed under this section.

(1) Initiation of Amendment. An amendment to the zoning code or other official controls may be initiated by:

- (a) The city council;
- (b) The planning commission;



(c) The city-designated official;

(d) One or more property owners directly affected by a proposal through the submittal to the city of an application and fee as set forth in subsections (D)(2) and (D)(3) of this section;

(e) Citizen advisory committees or organizations through the submittal to the city of an application and fee as set forth in subsections (D)(2) and (D)(3) of this section.

(2) Application Required. A zoning code amendment application is required to formally request a change to the regulations and standards in this UDC. A zoning map amendment (rezone) application is subject to the requirements of GPMC 19.04C.070. All zoning map amendment (rezone) applications must be accompanied by a comprehensive plan amendment application in compliance with subsection (C) of this section. Applications shall include:

(a) A completed zoning code or zoning map amendment application form;

(b) Property owners' and agents' names, addresses, and other contact information;

(c) Reason for the requested change;

(d) Statement of how the proposed amendment is consistent with comprehensive plan goals and policies;

(e) For proposed amendments regarding a specific parcel or parcels rather than a zone, district or designated area of the city:

(i) Parcel identification number and address of the parcel or parcels;

(ii) Mailing labels of all property owners within 300 feet of the parcel or parcels;

(iii) A legal description of the subject property; and

(iv) Vicinity map;

(f) A completed environmental checklist; and

(g) Other relevant information regarding the proposal.

(3) Fees. As may be established by resolution of the city council.

(4) Staff Report. The designated official shall prepare a written report on each amendment pending before the planning commission. The report shall be transmitted to the planning commission and to the applicant before the public hearing. Each report shall contain:

(a) Any factual findings pertaining to the amendment.

(b) Any comments from city departments or other agencies with jurisdiction.

(c) The environmental assessment, SEPA determination and/or final environmental impact statement.

(d) The designated official's recommendation.

(5) Public Hearing by Planning Commission. The city shall give notice and the planning commission shall hold a public hearing prior to the recommendation for adoption or amendment of any official control to the city council. See GPMC 19.04B.405 through 19.04B.460 for hearing procedures and rules.

(6) Adoption by City Council. Amendments to the development regulations or other official controls shall be adopted by the city council by ordinance after a public hearing on the planning commission's recommendation.

(C) Comprehensive Plan. This section is intended to provide the method for adopting amendments to the text and official maps of the city's comprehensive plan. Comprehensive plan amendments may include, but are not limited to, policy changes; land use designation changes; level of service standard changes; addition of new analyses; addition of new elements; or other changes that are mandated by state law or determined to be in the interest of the city. GPMC 19.04C.040 describes the adopted comprehensive plan.

(1) Initiation of Amendment. Pursuant to the docketing process set forth under subsection (D) of this section, an amendment to the comprehensive plan may be initiated by:

(a) The city council requesting the planning commission to set the matter for hearing and recommendations;

(b) The planning commission with the concurrence of the designated official;

(c) The city designated official;

(d) One or more property owners directly affected by a proposal through the submittal to the city of an application and fee as set forth in subsections (C)(2) and (C)(3) of this section;

(e) Citizen advisory committees or organizations through the submittal to the city of an application and fee as set forth in subsections (C)(2) and (C)(3) of this section.

(2) Application Required. Application for a change to the comprehensive plan shall include:

(a) A completed application form;

(b) Property owners' and agents' names, addresses, and other contact information;

(c) Reasons for the requested change;

(d) Statement of how the proposed amendment is consistent with comprehensive plan goals and policies;

(e) For proposed amendments regarding a specific parcel or parcels rather than a zone, district or designated area of the city:

(i) Parcel identification number and address of the parcel or parcels;

(ii) Mailing labels of all property owners within 300 feet of the parcel or parcels;

(iii) A legal description of the subject property; and

(iv) Vicinity map;

(f) A completed environmental checklist; and

(g) Other relevant information regarding the proposal.

(3) Fees. As may be established by resolution of the city council.

(4) Staff Report. The designated official shall prepare a written report on each amendment pending before the planning commission. The report shall be transmitted to the planning commission and to the applicant before the public hearing. Each report shall contain:

- (a) Any factual findings pertaining to the amendment.
- (b) Any comments from city departments or other agencies with jurisdiction.
- (c) The environmental assessment, SEPA determination and/or final environmental impact statement.
- (d) The staff's recommendation.

(5) Public Hearing by Planning Commission. The planning commission shall hold a public hearing prior to the recommendation for adoption or amendment of any comprehensive plan amendment to the city council. See GPMC 19.04B.405 through 19.04B.460 for hearing procedures and rules.

(6) Adoption by City Council. Amendments to the comprehensive plan shall be adopted by the city council by ordinance after a public hearing on the planning commission's recommendation.

(D) Docket Process. The comprehensive plan shall be amended no more frequently than annually, except that subarea plans may be adopted as amendments at any time. Amendment proposals shall be processed as follows:

(1) The city shall advertise the comprehensive plan amendment docketing process on September 1st, inviting the public to propose amendments by October 31st. The notice shall also state that the city council shall decide which proposed amendments will be carried forward during the current cycle.

(2) At the close of the proposal period, the submittals shall be reviewed by the planning commission and the proposals recommended for further processing sent to the city council. This list will include proposals submitted by city departments, boards and commissions and other agencies as well as private parties.

(3) The city council shall adopt a resolution directing the designated official to proceed with the selected amendments for the current cycle. Proposed amendments that are eliminated from further consideration may be resubmitted in the next cycle.

(E) Exceptions to Annual Cycle. Amendments may be considered more frequently than once per cycle for any of the reasons specified in RCW 36.70A.130(2)(b).

**Section 42.** Amendment of Section 19.04C.065 GPMC. Section 19.04C.065 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:



(A) Purpose. The purpose of this section is to provide standards which allow an individual in a residential of a single-family dwelling to operate a limited activity from their principal residence or permitted accessory structure while achieving the goals of retaining residential character, maintaining property values and preserving environmental quality.

(B) Applicability. ~~Home occupations are only permitted in the R-2.3, R-9,600, R-7,200, MR, and DT-2,500 zones.~~ Home occupations are permitted in residential zones, and within legal non-conforming residential structures occupied as a primary residence in non-residential zones, provided it complies with the standards outlined in GFMC Chapter 19.04C.065(D).

(C) Exemptions.

(1) Home-based day care provisions are stated in GFMC 19.06.080.

(2) Temporary lodging facilities (lodging house), including bed and breakfast inns and boarding/rooming homes, are exempt from the regulations of this section.

(D) Performance Standards.

(1) Intent. It is the intent of this subsection to provide performance standards for home occupation activities, not to create a specific list of every type of possible home-based business activity. The following performance standards prescribe the conditions under which home occupation activities may be conducted when incidental to a residential use. Activities which exceed these performance standards should refer to this section to determine the appropriate commercial, industrial, civic, or office use category which applies to the activity.

(2) General Provisions. The following general provisions shall apply to all home occupation activities:

(a) The activity is clearly incidental and secondary to the use of the property for residential purposes and shall not change the residential character of the dwelling or neighborhood;

(b) External alteration inconsistent with the residential character of the structure is prohibited;

(c) Use of hazardous materials or equipment must comply with the requirements of the International Building Code and the International Fire Code;

(d) The activity does not create noticeable glare, noise, odor, vibration, smoke, dust or heat at or beyond the property lines;

- (e) Use of electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or fluctuations in line voltage at or beyond the property line is prohibited;
- (f) Manufacturing shall be limited to the small-scale assembly of already manufactured parts, but does not preclude production of small, individually handcrafted items, furniture or other wood items as long as the activity meets the other standards of this chapter;
- (g) Customers/clients are prohibited on the premises prior to 6:30 a.m. and after 7:30 p.m.;
- (h) Sales in connection with the activity are limited to merchandise handcrafted on site or items accessory to a service (e.g., hair care products for beauty salon);
- (i) In addition to the single-family parking requirements, off-street parking associated with the activity shall include one additional space in accordance with standards set forth in GPMC 19.06.050(A)(3)(a);
- (j) Only the resident can perform the activity; nonresident employees are prohibited;
- (k) The activity shall be limited to an area less than 500 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less;
- (l) One vehicle, up to 10,000 pounds gross vehicle weight, is permitted in connection with the activity;
- (m) The activity shall be performed completely inside the residence, an accessory structure or a combination of the two;
- (n) There shall be no outside display or storage of materials, merchandise, or equipment;
- (o) Approval. A home occupation permit is a Type I permit subject to administrative approval by the city's designated official. See Table 2, GPMC 19.04A.210(D).

**Section 43. Amendment of Section 19.04D.020 GPMC.** Section 19.04D.020 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

#### **19.04D.020 Review and approval criteria.**

(A) Each proposed subdivision or short subdivision shall be reviewed to ensure that:

- (1) The proposal conforms to the goals, policies, criteria and plans set forth in the city of Granite Falls comprehensive plan;
- (2) The proposal conforms to the development standards set forth in this title;
- (3) The proposal conforms to the requirements of this section and those set forth in this chapter and GPMC 19.06.150 and GPMC 19.04A.205 through 19.04A.260;
- (4) The proposed street system conforms to the city of Granite Falls public works standards and specifications and is laid out in a traditional street grid ~~such a manner as~~ to provide for the safe, orderly and efficient circulation of traffic;
- (5) The proposed subdivision or short subdivision will be adequately served at the applicant's cost with city-approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
- (6) The layout of lots, and their size and dimensions, take into account topography and vegetation on the site in order that buildings may be reasonably sited, and that the least disruption of the site, topography, trees and vegetation will result from development of the lots;
- (7) Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected;
- (8) Safe walk to school procedures, as established by the Granite Falls School District No. 332, have been met;
- (9) Tree preservation requirements have been adequately met.

(B) Lack of compliance with the criteria set forth in subsection (A) of this section shall be grounds for denial of a proposed subdivision or short subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.

(C) No final plat or short subdivision shall be approved unless:

(1) The final plat or short subdivision is in substantial conformance with the provisions for the preliminary approval, including any conditions imposed as part of the approval.

(2) The final plat or short subdivision contains a dedication to the city of all common improvements, including but not limited to streets, roads, sewage disposal, water supply systems, and storm drainage and disposal, which were a condition of approval.

(3) All common improvements required as conditions of approval of the proposed subdivision or short subdivision have been referenced on the final plat or short subdivision.

(4) City-approved water and sewer facilities shall be available to each lot created by the division of land. Other common utilities, systems, and features designed to serve all lots within the subdivision such as, but not limited to, power, phone service, natural gas, critical area(s) impact mitigation, storm drainage and detention/infiltration systems designed to be used by the entire subdivision, and street illumination systems, all located either within public right-of-way, future public right-of-way, or easements dedicated to the utility(ies), shall also be constructed and installed prior to final approval and available to each lot created by the division of land.

(5) The final plat or short subdivision is in compliance with the provisions of GFMC 19.07.020, Critical areas regulations, and Chapter 19.12 GFMC, Concurrency and Adequacy.

(6) Except when a surety bond, a cash deposit or assignment of funds for the construction of certain improvements has been approved pursuant to subsection (C)(7) of this section, all required improvements, public or private, have been constructed or installed in accord with the provisions of this chapter and the requirements of the approved preliminary plat, subject to inspection and approval by the city engineer.

(7) For subdivisions (long plats), the applicant may be allowed to submit a surety bond, a cash deposit or an assignment of funds acceptable to the city in lieu of actually installing or constructing certain of the required improvements meeting the description in criteria in subsection (C)(7)(a), (C)(7)(b) or (C)(7)(c) of this section and subject to written approval by both the public works director and city engineer. Their decision shall consider all relevant factors including the following criteria:

(a) Whether only minor items of the required improvements need to be completed such as the final lift of asphalt pavement and/or landscaping; or



(b) Whether the city and/or other public agency's capital project needs to be completed ahead of the required improvements to allow for logical sequence of construction to prevent damage or disruption to the improvements being made; or

(c) Whether constructing the required improvements prior to plat approval will create an unnecessary and unusual hardship to the applicant that is not self-created; and

(d) Whether the need for the surety bond, cash deposit, or assignment of funds is not the result of deliberate actions of the applicant; and

(e) The extent to which public health, safety, and welfare are not endangered by allowing the plat to be approved without the required improvements being completed, prior to final plat approval.

(D) When the city administrator finds that the final plat or short subdivision is in substantial conformity to the preliminary approval, ~~he or she~~ they shall endorse his or her their approval on the final plat or short subdivision and shall implement the final approval and recording procedures set forth in Chapter 19.05 GPMC, Subdivisions, Binding Site Plans, and Boundary Line Adjustments, and this title.

**Section 44.** Adding Section 19.04D.060 GPMC. Section 19.04D.060 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.04D.065 Legal Lot Status Determination.**

**(A) Purpose.**

(1) The purpose of this section is to provide a process and criteria for determining whether a lot, tract, or parcel (parcels) is a lot of record consistent with applicable state and local law, and to provide alternate criteria for determining lot status for a parcel that may not qualify outright as a lot of record.

**(B) Applicability and Burden of Proof.**

(1) The standards of this section apply to all requests for lot status determinations or for any applications relating to land development, building permits, property division, boundary line adjustment or any other land use actions when a lot status determination is necessary pursuant to RCW 58.17.210.

(2) The applicant shall bear the burden of proving that a parcel of land is a lot of record.

(C) Determination Process.

(1) Lot Status Determinations as Part of a Building Permit or Other Land Use and Development Request.

(i) Lot status determinations involving building permit or other land use and development applications shall submit all materials set forth in subsection (d) of this section, along with the underlying applications, and required application fees.

(ii) Concurrent review with an underlying application shall follow the process for the underlying building permit or land use permit.

(iii) A separate written approval of a lot status determination will not be issued unless requested by the applicant.

(2) Lot Status Determinations Without a Building Permit or Other Land Use and Development Request.

(i) Lot status determinations not involving any other concurrent City reviews shall submit all materials set forth in subsection (d) of this section, a complete Type I application and current fee.

(ii) The lot status determination shall be reviewed for compliance with the criteria in this section.

(iii) The City will issue a written determination of lot status.

(3) If any nonconforming lot is held in common ownership with an adjacent lot or lots and the combined lots have previously functioned as a single lot to support or allow a use or development, then the nonconforming lot is deemed to have been combined with the adjacent lot or lots and may only be used in accordance with this title as a single lot.

(D) Submittal Requirements. The following materials shall be provided by all applicants for a lot status determination:

- (1) Complete application (if not a concurrent review);
- (2) Written narrative explaining the purpose of the request;
- (3) Title report (prepared within 30 days of submittal to the City);
- (4) Scaled site plan to include property lines, dimensions, structures, site improvements, easements and utility locations;
- (5) Any existing evidence of legal lot status such as:
  - (i) Prior approved and recorded short subdivision or subdivision approval showing formal lot creation;
  - (ii) Recorded deeds or contracts describing the lot or lots either individually or as part of a conjunctive legal description (e.g., Lot 1 and Lot 2); or
  - (iii) Historic tax records or other similar evidence, describing the parcel as an individual lot.

(E) Decision Criteria. The designated official shall determine that a parcel is a legal lot of record when the parcel meets one or more of the following criteria:

- (1) The parcel was created through a subdivision or short subdivision in the city after June 17, 1970.
- (2) The parcel was created through a subdivision or short subdivision recorded with Snohomish County or approved by Snohomish County prior to annexation and after August 9, 1969.
- (3) The parcel was created through a subdivision or short subdivision with written approval by Snohomish County between 1937 and 1969 and has been subsequently developed, sold through deed transfer and meets the requirement of subsection (f)(3) of this section.
- (4) The lot was created by a process defined in RCW 58.17.040 RCW.

(F) Alternate Decision Criteria for Determining Lot Status. The designated official shall determine that a parcel is a legal lot of record when the parcel meets one or more of the following criteria:

(1) The parcel was created through territorial platting prior to 1937, was not subsequently developed, altered or improved, and the applicant can demonstrate that the parcel meets the requirement of subsection (f)(3) of this section.

(2) The parcel is a tax parcel created for tax segregation purposes by the County Assessor and the applicant can demonstrate that the parcel meets the requirement of subsection (f)(3) of this section and the following:

(i) The parcel was created by a tax segregation process prior to March 4, 1972; and

(ii) The parcel was defined by metes and bounds legal description or fractional section description and conveyed by notarized deed prior to December 31, 1968; or

(iii) The parcel was conveyed as an individually described parcel to separate, noncontiguous ownerships through a fee simple transfer or purchase.

(3) For consideration for an alternative determination of lot status, the applicant shall demonstrate that:

(i) The parcel substantially meets or can meet current zoning standards per Title 19 including but not limited to access to public utilities, site access, road, sidewalk, stormwater, lot size, setbacks, etc.; and

(ii) The parcel does not adversely impact public health or safety; and

(iii) The parcel does not adversely affect or interfere with the implementation of the Comprehensive Plan.

(iv) For purposes of reviewing the status of preexisting parcels, parcels within 10 percent of lot size standards shall be considered to substantially meet the current standards unless the designated official determines that public health or safety impacts are present.

(G) Prior Determination.

(1) Lots which have been recognized through a previous lot status determination, including approvals from Snohomish County before annexation, or other planning



approval in which lot recognition is made, are lots of record. Such parcels shall remain lots of record unless the property owner consolidates or merges the lot with another lot or alters the lot or portions of a lot subject to a court decision. Any such change shall necessitate a new legal lot determination through the processes outlined in this section.

(2) The City shall have the authority to review lots that have been altered through the boundary line agreement process identified in RCW 58.04.007. If the City determines that the limited parameters of RCW 58.04.007 do not apply to a recorded boundary line agreement, the City's determination of lot status shall be based on the recorded boundaries prior to the agreement, unless a boundary line adjustment is approved through the process outlined in Section 19.05.200.

**Section 45.** Amendment of Section 19.05.310 GPMC. Section 19.05.310 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.05.310 Fee Simple Unit lot subdivisions.**

(A) Purpose. The purpose of this section is to allow subdivision of certain housing types where subdivision is not otherwise possible due to conflicts between characteristics of the development type and applicable dimensional standards in Chapter 19.06 GPMC. In such cases, the unit lot subdivision process provides opportunities for fee simple ownership of land as an alternative to condominium ownership. The purpose is to also allow for the creation of lots for the individual ownership of these types of housing units while applying only those site development standards applicable to the parent parcel(s) as a whole, established in GPMC Title 19.03 Zoning. Unit lot subdivision applies the dimensional standards to the overall site, the "parent lot," while allowing flexibility in the dimensional standards for the subordinate "unit lots." This section is not intended to permit uses or densities that are not otherwise allowed in the land use designations in which a unit lot subdivision is proposed.

(B) Administrative Deviation from Dimensional Standards. The overall development on the parent lot proposed for subdivision shall maintain consistency with the development standards applicable to the land use designation and the land use type at the time the application is vested, as specified by the applicable code provisions and this section. Subsequent additions or modification to the structure(s) shall not create any nonconformity of the parent lot. Administrative deviation from setback, lot width, ~~lot coverage~~ hard surface coverage, and lot area standards in Chapter 19.03 GPMC may be approved for individual unit lots through a unit lot subdivision, subject to any limitations in this section. Structures on unit lots and structures divided by unit lots that conform to a

recorded unit lot subdivision shall not be considered nonconforming under GPMC 19.06.140.

(C) Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

(D) Unit Lot Subdivision does not allow separate ownership of stacked unit(s). However, a condominium and unit lot subdivision can be combined in cases where a unit lot has stacked units and separate unit ownership is desired.

(EE) Unit lot subdivisions and subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.

(DE) Approval Process. Unit lot subdivisions of nine or fewer lots shall be processed in the same manner as short plats pursuant to the associated permit type in Chapters 19.04A and 19.04B GPMC. Unit lot subdivisions of 10 or more lots shall be processed as plats pursuant to the associated permit types in Chapters 19.04A and 19.04B GPMC.

(EG) Approval Criteria. In addition to any other standards and approval criteria applicable to a unit lot subdivision proposal, including but not limited to criteria in Chapters 19.03, 19.04C, and 19.04D GPMC, proposals shall be subject to the following:

- (1) Each unit lot shall have individual sewer service, water service, and a power meter specific to that unit.
- (2) Private usable open space of at least 400 square feet, exclusive of required parking, shall be provided for each dwelling unit on the same unit lot as the dwelling unit it serves. Such areas shall have a minimum dimension of 15 feet and shall be usable.
- (3) Parking shall be calculated and designed for each lot in compliance with Chapter 19.06 GPMC, although parking required for a dwelling may be provided on a different lot or tract within the parent lot as long as the right to use that parking is formalized by an easement declared on the plat. Where parking for detached single-family buildings is provided on a different lot or tract, parking allowances for detached single-family residences in Chapter 19.06 GPMC, including tandem parking and backing into a street, shall not apply.
- (4) Private access drives are allowed to provide access to dwellings and off-street parking areas within a unit lot subdivision. Access, joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open area and other similar features, as recorded with Snohomish County.

(5) Access and utility easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; drainage facilities; underground utilities; common open space (such as common courtyard open space); exterior building facades and roofs; and other similar features, and shall be recorded with the Snohomish County auditor.

(6) Subdivision of common wall or zero lot line development such as townhouses shall provide a five-foot-wide building maintenance easement for external walls, eaves, chimneys, and other architectural features that rest directly on the lot line. The maintenance easement shall be shown on the face of the plat.

~~(7) The final plat shall note all conditions of approval, that unit lots are not buildable lots independent of the overall development, and that additional development of the individual unit lots, including but not limited to reconstruction, remodel, maintenance, and addition, shall comply with conditions of approval and may be limited as a result of the application of development standards to the parent lot or other applicable regulations.~~

(7) The application for unit lot subdivisions shall include a detailed, scaled site plan with building footprints. Adequate information shall be provided to determine compliance with all applicable criteria.

~~(F) The facts that the unit lot is not a separate buildable lot and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with Snohomish County. [Ord. 1020 § 1 (Att. A), 2022.]~~

(H) Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:

(1) Approval of the design and layout of the development plan was granted by the review of the development, as a whole, on the parent lot (including the subject project file number if applicable);

(2) Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved development plan;

(3) If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved development plan;

(4) The unit lot is not a separate buildable lot and that development of the individual unit lots, including but not limited to reconstruction, remodel, maintenance, and addition, may be limited as a result of the application of development standards to the parent lot. ~~shall be noted on the plat, as recorded with Snohomish County. [Ord. 1020 § 1 (Att. A), 2022.]~~

**Section 46.** Amendment of Section 19.06.010 GPMC. Section 19.06.010 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.06.010 Density and dimension.**

(A) Purpose. The purpose of this chapter is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high-quality development within the city.

(B) Density Standards. All residential density provisions are herein expressed in terms of minimum lot size based on the densities ~~density standards~~ adopted in the comprehensive plan.

(1) Density bonuses in accordance with planned residential developments shall be authorized in approvals as described in Chapter 19.05 GPMC.

(2) Stormwater features, roads, and critical areas (exclusive of buffers), are not included in density calculations.

(E) General Development Standards.

(1) Existing Lot – Single-Family Dwelling Permitted. In any zone that permits a single-family dwelling unit, a single-family dwelling unit and permitted accessory structures may be constructed or enlarged on one lot which cannot satisfy the density requirements of the zone where the lot was legally created prior to the effective date of this regulation. This section shall not waive the requirements for setbacks and height of the zone in which the lot is located.

(2) Combining Lots – Interior Yard Setback Exception. Where two or more lots are used as a building site and where principal buildings cross lot lines, interior yard setbacks shall not be required from those lot lines crossed by the principal building.

(3) Legally Created Lots – Development Permitted Proof.



(a) Development shall be permitted only on legally created lots.

(b) To establish that a lot has been legally created, the applicant must provide one of the following:

(i) A copy of formal plat, short plat, or large lot subdivision approved by Granite Falls separately describing the lot.

(ii) A copy of the boundary line adjustment or lot combination separately describing the lot.

(iii) Documentation that the creation of the lot was exempt from the provisions of the subdivision title.

(iv) A deed, contract of sale, mortgage, recorded survey, or tax segregation that separately describes the lot.

(c) Pipestem (Flag) Lots. Pipestem (flag) lots are allowed in the R-2.3, R-9,600 and R-7,200 zones. Pipestem (flag) lots may be approved subject to the criteria provided in this code.

(d) Bulkheads and Retaining Walls. Any structure constructed and erected between lands of different elevations used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of six feet, provided all applicable site distance requirements are met.

(4) Development Standards for All Pipestem (Flag) Lots. All pipestem (flag) lots, irrespective of when platted, shall meet the following standards, subject to site plan review:

(a) All development of principal residences, accessory dwellings, garages, sheds, and other structures shall be built within the required setbacks.

(b) The “building area” within the setbacks shall be large enough to accommodate a 40-foot-diameter building circle to ensure that the shape of the lot is adequate to support development that results in attractive, usable open spaces.

(c) The perimeter treatment of the lot including the driveway portion may include fencing or landscaping to screen the development from adjacent properties.

(d) The maximum length of a “flag” shall be 200 feet.

(5) Sanitary Sewer Connection. All new developments requiring sanitary sewer facilities must connect to a public sewer system if the system is within 200 feet of the property line. If not within 200 feet, the development must connect at the time that public sewer becomes available to any property served by a private sewage disposal system. This connection must be made within 90 days of sewer availability.

Any existing septic system that fails to meet Snohomish health district standards must be repaired or replaced within 90 days of failure.

(6) Stormwater Drainage and Water Quality. All development shall comply with the Department of Ecology's 2005 Stormwater Management Manual for Western Washington and revisions thereto.

**Section 47. Amendment of Section 19.06.020 GFMC.** Section 19.06.020 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.06.020 Landscaping and screening.**

(A) Purpose. The purpose of this section is to establish standards for landscaping and screening, to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, lessen environmental and improve aesthetic impacts of development and to enhance the overall appearance of the city. Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be types and ultimate sizes at maturity that will not impair scenic vistas.

(B) Applicability. The standards set forth in this section shall apply to:

- (1) All uses of land which are subject to site plan or architectural design review;
- (2) The construction or location of any duplex, triplex, or multifamily structure of ~~three~~ four or more attached dwelling units;
- (3) Any new subdivision or manufactured/mobile home park;
- (4) The construction or expansion of any commercial structure or parking facility;
- (5) The construction or expansion of any industrial structure or parking facility.

(C) Landscape Plan. A plan of the proposed landscaping and screening of projects subject to this section shall be provided as part of the application and shall contain the following:

- (1) Identification of existing trees and tree canopies;
- (2) Identification of Ssignificant trees and vegetation to remain;

(3) New landscaping – location, species, diameter or size of materials using both botanical and common names. Drawings shall reflect the ultimate size of plant materials;

(4) Identification of tree protection techniques.

(5) Alternative Landscaping Plans. The city may authorize modification of the landscape requirements when alternative plans comply with the intent of this chapter and:

(a) The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this section; or

(b) The alternative plan incorporates the increased retention of significant trees and naturally occurring undergrowth; or

(c) The alternative plan incorporates unique, historic or architectural features such as plazas, courts, fountains, trellises, or sculptures.

(d) The landscape plan shall be prepared by a professional landscape designer. The applicant must demonstrate expertise in landscape design in order to qualify/prepare landscape plans. This requires the submittal of a resume, and a list of recent project experience.

(D) Preservation of Significant Trees and Vegetation.

(1) The city of Granite Falls shall assume jurisdiction and implementation of the Class IV Forest Practices Act as defined by the Washington State Department of Natural Resources (DNR).

~~(2) All significant trees in required perimeter buffers or required setbacks pursuant to the applicable zoning district shall be retained. Retention of significant trees on the remaining portions of the site is encouraged, especially for conifers.~~

~~(3) Significant trees removed from a required perimeter buffer or a required setback pursuant to the applicable zoning district shall be replaced at a ratio of three replacement trees for every significant tree removed. Conifer replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting. The type and species of the replacement trees shall be subject to approval by the designated official.~~

(24) Significant trees, which include are those which are over 15 inches in diameter measured at a point two feet above the existing ground. evergreen and/or deciduous trees, excluding Alders or Cottonwoods, 10 inches in diameter or greater as a single trunk, measured at a point four and one-half feet above existing grade, shall be retained as follows:

(a) Perimeter landscaped areas that do not constitute a safety hazard shall be retained.

(b) At the discretion of the designated official, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention, including those located within NGPA tracts (specifically along the fringes) or other areas as identified. The arborist shall make a written recommendation to the planning department with regard to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.

(c) To provide the best protection for significant trees or areas of native vegetation designated as landscape buffer during the construction stage, a temporary five-foot-high, orange clearing limits construction fence shall be erected in a line generally corresponding to the dripline of any significant tree to be retained, or five-feet wide around native vegetation to be retained. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation. All such fencing shall be installed and inspected by the community development department prior to commencement of site work.

(d) At the discretion and approval of designated official, where it is not feasible and/or desirable to retain the significant trees, the applicant may propose a planting plan on an alternative site or area, or payment into the city tree fund, that provides effective replacement of the functions and/or value lost through removal of the significant trees.

(e) Significant trees removed shall be replaced at a ratio of one replacement tree for every significant tree removed. The type, species, and location of the replacement trees shall be subject to approval by the designated official. Replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting.

(f) The Designated Official may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain.

(g) The Designated Official may also determine a tree to be significant due to the uniqueness of the species or to protect a wildlife habitat.

(35) If the grade level adjoining a tree to be retained is altered such that the tree might be endangered, then a dry rock wall or rock well shall be constructed around



the tree. The diameter of this wall or well must be approximately the diameter of the “drip line” of the tree.

(46) Impervious or compactible surfaces within the area defined by the drip line of any tree to be retained may be permitted if a qualified arborist certifies that such activities will not endanger the tree or trees.

(57) Retention of other existing vegetation that is equal to or better than available nursery stock is strongly encouraged.

~~(8) Areas of native vegetation designated as landscape or buffer areas shall be protected by a five-foot-wide no construction zone during construction. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation.~~

#### (E) Requirements for Residential Developments.

(1) Perimeter Areas. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways, and parking and loading areas, or other hard surface coverage shall be landscaped. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the designated official.

#### ~~(2) Street Frontages:~~

~~(a) All street frontages shall include street trees planted no further apart than 30 feet.~~

~~(b) If due to the required location of driveways or utilities or topography prohibits the planting of street trees 30 feet on center then the designated official may approve street trees closer than 30 feet on center or the grouping of trees on site that achieves the same total tree count as would have been achieved with trees 30 feet on center.~~

~~(c) Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the designated official.~~

#### (F) Requirements for Commercial and Industrial Uses.

(1) ~~Perimeter Areas. See subsection (E)(1) of this section.~~ Perimeter areas not covered with buildings, driveways and parking and loading areas shall be landscaped. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the designated official.

(2) Buffer Areas. Where a development subject to these standards is contiguous to a residential zoning district or areas of residential development, then the required perimeter area shall be landscaped the full width of the setback areas as follows:

(a) A solid screen of evergreen trees or shrubs; or

(b) A solid screen of evergreen trees and shrubs planted on an earthen berm an average of three feet high; or

(c) A combination of trees or shrubs and fencing where the amount of fence does not exceed 50 percent of the linear distance of the buffer, planted so that the ground will be covered within three years.

~~(3) Areas without Setbacks. Street Frontages.~~ (a) All street frontages shall include street trees planted no further apart than 30 feet.

(b) If due to the required location of driveways or utilities or topography prohibits the planting of street trees 30 feet on center then the designated official may approve street trees closer than 30 feet on center or the grouping of trees on site that achieves the same total tree count as would have been achieved with trees 30 feet on center.

(c) Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the designated official.

~~(a) In areas where there is no required setback or where buildings are built to the property line, development subject to this chapter shall provide a street tree at an interval of one every 20 feet or planter boxes at the same interval or some combination of trees and boxes, or an alternative.~~

~~(b)~~ (d) Street trees shall be a minimum caliper of two inches and be a species approved by the city and installed to city standards. Planter boxes shall be maintained by the property owners and shall be of a type approved by the city.

(G) Parking Lot Landscaping and Screening. The standards of this section shall apply to all public and private parking lots and parking areas providing spaces for 10 or more cars.

(1) Perimeter Landscaping. In order to soften the visual effects or separate one parking area from another or from other uses, the following standards apply:

(a) Adjacent to a street or road, the minimum width shall be 10 feet wide. On all other perimeters the depth shall be a minimum of five feet. Where parking areas are bordered by more than one street, the landscape strip shall apply to both.

(b) Visual screening through one or any combination of the following methods is required:

(i) Planting of living ground cover as well as shrubs or trees which will form a solid vegetative screen at least three feet in height; or

(ii) A fence or wall at least three feet high combined with low planting or wall-clinging plant materials. Materials should be complementary to building design; or

(iii) Earth mounding or berms having a minimum height of three feet and planted with shrubs and trees.

(c) In order to protect vision clearances, areas around driveways and other access points are not required to comply with the full screening height standards. The specific horizontal distance exempt from this standard shall be 20 feet.

(2) Interior Small Parking Lot Landscaping. All parking lots that contain between 10 parking spaces and 20 parking spaces or are between 3,600 square feet and 6,000 square feet shall contain trees in interior parking landscape areas at intervals no greater than 30 feet in planting beds.

(3) Interior Medium Size Parking Lot Landscaping. All parking lots that contain 20 or more parking spaces or are between 6,000 square feet and 30,000 square feet in area shall have interior parking lot landscaping as follows:

(a) A minimum of five square feet of landscaped area per 100 square feet of vehicle use area, or fraction thereof; and

(b) Interior parking lot landscape areas no more than 50 feet apart.

(4) Interior Large Parking Lot Landscaping. Parking lots larger than 30,000 square feet in area shall have interior parking lot landscaping as follows:

(a) A minimum of seven square feet of landscaped area per 100 square feet of vehicle use area or fraction thereof.

(b) Interior parking lot landscape areas shall be no more than 50 feet apart.

(5) Vehicle Use Area. Vehicle use area shall include driveways.

(6) Minimum Area. The minimum size of individual planting areas shall be 64 square feet in order to provide a proper plant environment.

(7) Trees Required. Interior parking landscaped areas shall contain trees in compliance with the following:

(a) Trees shall only be deciduous trees approved by the designated official.

(b) Trees shall be a minimum of two-inch caliper at the time of planting.

(c) Trees are required at a ratio of at least one per 64 square feet of landscaped area or fraction thereof.

(d) Trees shall have a clear trunk to a height of at least five feet above the ground.

(e) Trees shall be planted no closer than four feet from pavement edges where vehicles overhang planted areas.

(8) Shrubs and Ground Cover. Required landscaped areas remaining after tree planting shall be planted in shrubs and/or ground cover. The distribution of plants shall be adequate to ultimately achieve 75 percent ground coverage within three years after planting. Vegetation utilized in low impact development facilities shall count toward these landscaping requirements as approved by the city.

(9) Vehicle Overhang. Parked vehicles may overhang landscaped areas up to two feet by wheel stops or curbing.

(H) Deviation. The designated official can allow deviations from subsections (D) through (G) of this section to protect public safety, on-site critical areas and associated buffers and to accommodate unique or historical features of the site subject to the same number of trees and amount of landscaping being provided on or adjacent to the site as otherwise would have been provided pursuant to subsections (D) through (G) of this section without a deviation.



(I) Maintenance. Whenever landscaping is required under the provisions of this chapter, the following shall apply as per landscape maintenance bond requirement:

- (1) Shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition during the first three years after installation;
- (2) Planting beds shall not be located over impervious surfaces;
- (3) All landscaped areas shall be provided with automatic irrigation systems except landscaping on a single-family lot may be irrigated with hose bibs within 75 feet of plantings;
- (4) Dead or dying trees or shrubs shall be replaced immediately; and
- (5) Planting areas shall be maintained free of noxious weeds and trash on a regular basis.

**Section 48.** Amendment of Section 19.06.040 GFMC. Section 19.06.040 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.06.040 Sign regulations.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(v) Number Permitted. One per public entrance.

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

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

(ii) Number Permitted. One per site.

(3) Home Occupation Signs.

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

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

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

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

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

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

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

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

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

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

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

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

(4) Monument Freestanding Signs.

- (a) Size. Surface area shall not exceed 100 square feet per sign face.
- (b) Setback. Setback shall be a minimum of five feet from all property lines.
- (c) Height (Maximum). Shall not exceed ~~25~~ 12 feet in height.
- (d) Number Permitted. One per site, with the following exception:
  - (i) Parcels with more than 300 lineal feet of frontage are granted one additional monument freestanding sign; provided, that they are located more than 200 lineal feet apart as measured by a straight line, not to exceed two per site.

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

- (1) All residential sign users in these zoning districts will follow the residential criteria of subsection (D) of this section.
- (2) A single occupancy building within this zone, regardless of size, has the right to a minimum sign area of 40 square feet.
- (3) Single Occupancy Building.
  - (a) Signage Calculation. Two square feet of signage per lineal foot of building frontage.
  - (b) Site Signage Base Maximum. Shall not exceed 250 square feet per site.
- (4) Multiple Occupancy Building.
  - (a) Signage Calculation. Two square feet of signage per lineal foot of building frontage.
  - (b) Site Signage Base Maximum. Shall not exceed 250 square feet per site with the following exceptions:
    - (c) Signage Increase Above Base Maximum. For each additional tenant with an active business license to do business at that address, the maximum allowable signage increases an additional 32 square feet per tenant, but shall not exceed 378 square feet (multiple tenant maximum).



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

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

(5) Monument Freestanding Signs.

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

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

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

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

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

(i) Parcels with more than 400 lineal feet of street frontage shall be granted one additional monument freestanding sign; provided, that they are located more than 200 lineal feet apart as measured by a straight line for a total of no more than two per site.

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

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

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

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

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

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

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

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

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

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

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

(8) Monument Freestanding Signs.

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

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

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

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

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

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

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

(10) Location.

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

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

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

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

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

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

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

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

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

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

(e) Location. Shall meet the following requirements:

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

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

(iii) Portable signs in the central business district may be located on the public sidewalk directly in front of the sponsoring business; provided in a manner they not impede pedestrian movement. Additionally, the location requirements codified at subsection (H)(1)(e) of this section and the permit requirements found in subsection (H)(1)(e)(viii) of this section must be satisfied.

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

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

(vi) Illumination. Not permitted.

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

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

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



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

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

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

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

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

(f) Additional Permit Requirements. When deemed necessary due to safety concerns, those projecting signs located in the central business zoning district, over the public right-of-way, shall require the applicant to provide the city with a letter of indemnification appropriate to the city attorney, holding the city harmless for loss or injury resulting from the sign.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(d) Location over Public Sidewalk. Only those suspended signs located in the central business district may be permitted to suspend over the public sidewalk, provided they meet all requirements relating to traffic, construction, safety and

size and are attached to an approved awning, canopy, marquee or porte cochere.

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

(6) Banner Signs.

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

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

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

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

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

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

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

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

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

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

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

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

(c) Maintenance. Must be well maintained.

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

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

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

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

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

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

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

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



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

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

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

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

(e) Location.

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

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

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

(g) Electronic Sign Display.

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

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

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

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

(h) Number Permitted.

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

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

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

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

(I) Temporary Signs.

(1) Sale/Rental/Lease Signs.

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

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

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

(iii) Illumination. Not permitted.

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

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

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

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

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

(iii) Illumination. Not permitted.

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

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

(c) Off-Premises Directional. Off-premises directional signs for the announcement and direction to residential real estate open houses and garage/yard sales in the residential zoning districts and residential uses in the public open space and limited open space zoning districts shall be permitted according to the following requirements:

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

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

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

(iv) Illumination. Not permitted.

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

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

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

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

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

(b) Illumination. Not permitted.

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

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

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

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

(b) Illumination. Not permitted.

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

(d) Duration. Shall be erected no more than 12 months before construction or intended use the announcement is describing. Shall be removed upon either of the following: the issuance of a certificate of occupancy or the completion of a



permanent sign, or for residential uses, when 75 percent of the units or homes have been sold, leased or rented.

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

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

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

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

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

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

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

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

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

(1) The light directed upon, or internal to, any sign shall be shaded, shielded or directed so that the light intensity or glare shall not adversely affect the surrounding or facing premises, or adversely affect safe vision of operators of vehicles moving on

public or private roads, highways or parking areas, or adversely affect safe vision of pedestrians on a public right-of-way. Glare and intense lighting of signs shall not shine on or directly reflect into residential structures.

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

(1) Political Signs.

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

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

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

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

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

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

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

(v) Removal of Signs in Disrepair. The city may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over or in any other state in which its message has ceased to be readable or legible.

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

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

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

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

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

(7) Signs required by law.

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

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

(10) The flag of governmental and public institutions.

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

(12) Legal notices and official instruments.

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

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

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

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

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

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

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

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

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

(3) Signs that are of such an intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist or pedestrian using or entering the public right-of-way,



or that are a nuisance or hazard to occupants of any property because of glare or other characteristics.

- (4) Signs attached to public vegetation, utility poles, traffic control devices, lampposts, or city-owned structures and properties unless otherwise allowed pursuant to state or federal laws.
- (5) Signs that are in violation of the building, electrical or fire codes adopted by the city.
- (6) Signs on, attached to or a part of advertising vehicles.
- (7) Portable reader board signs including trailer signs.
- (8) Signs with visible moving, revolving or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by optical illusion, motion, electrical, electronic or mechanical means, except for traditional barber poles.
- (9) Signs which are animated, or have the appearance of movement of a sign display through the use of patterns of lights, changes in color or light intensity, computerized special effects or through any other method except as permitted.
- (10) Video signs visible from public right-of-way and/or adjacent properties.
- (11) Signs that contain bare bulbs in excess of 165 lumens.
- (12) Holographic display signs.
- (13) Signs that incorporate projected images such as holographic display signs, emit any sound that is intended to attract the attention, or involve the use of live animals.
- (14) Signs that emit audible sound, odor or visible matter such as smoke or steam.
- (15) Off-premises signs including, but not limited to, billboards, snipe signs and those signs upon vehicles and trailers, except for those otherwise authorized by this section. This prohibition shall not apply to noncommercial signs, including but not limited to political signs or other categories of signage specifically exempted under this section.
- (16) Signs that are painted, pasted, or printed on any curb, pavement or any portion of any public sidewalk or street, except house numbers and traffic control signs.

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

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

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

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

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

(P) Permits and Fees.

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

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

(a) Identify and describe the sign being permitted.

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

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

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

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

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

(Q) Construction, Inspection, Maintenance and Safety.

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

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

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

(4) Maintenance/Safety. The city's designated official or designee may order the removal of any sign on private property that is not maintained in a safe and orderly condition. The order for removal or maintenance of any sign shall be sent by the designated official or designee to the owner of the sign or property owner. The notice shall be sent by certified mail, return receipt requested. If the action requested in the order is not taken within the specified time period, the designated official or designee may direct the sign to be removed from the premises. The owner of the sign or the property shall be charged an amount equal to the city's cost for removal of the sign, but in no event shall the fee be less than \$100.00.

(R) Administration and Enforcement.

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

(2) Responsibility. The ultimate responsibility for any sign shall be borne by the legal owner of the property or business where the sign is located. The city's designated official may require, when necessary, that the property owner or agent be party to, or applicant for, a sign permit.

**Section 49.** Amendment of Section 19.06.050 GPMC. Section 19.06.050 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.06.050 Loading area and off-street parking requirements.**

(A) Purpose. The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles.

(1) Required Automobile Parking Spaces. Off-street parking spaces shall be provided as an accessory use in accordance with the requirements of this section at the time any building or structure is erected, enlarged, or expanded.

(2) Size and Access. Each off-street parking space shall have an area of not less than ~~462~~ 160 square feet exclusive of access drives or aisles and a width of not less than ~~nine~~ eight feet. There shall be adequate provision for ingress and egress from each parking space at all times.

(3) Location. Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

(a) For a single-family dwelling or multifamily dwelling, the parking facilities shall be located on the same lot or building site as the building they are required to serve.

(b) For churches, hospitals, large group homes, institutions, rooming and lodging houses, nursing and convalescent homes, community clubs, and clubrooms, parking facilities shall be located not farther than 150 feet from the facility.

(c) For uses other than those specified, parking facilities shall be located not farther than 300 feet from the facility.

(4) Unit of Measurement. In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 18 inches of width or 80 square feet of open area of such



seating facilities should be counted as one seat for the purpose of determining requirements of off-street parking facilities under this title.

(5) Expansions or Enlargements. Where any structure is enlarged or expanded, off-street parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of subsection (A)(8) of this section. Nothing in this title shall be construed to require off-street parking spaces for the portion of said building or structure existing at the effective date of the ordinance codified in this title. A change in use in an existing structure shall require additional off-street parking spaces as set forth in subsection (A)(8) of this section.

(6) Exemptions.

- a. The expansion or enlargement of an existing building (a building that received a certificate of occupancy at least three years prior to the permit application for expansion) for the addition of residential units, shall not require additional parking stalls.
- b. Existing Uses in Central Business District. Existing businesses and uses in the Central Business District (CBD) zone that were lawfully established prior to [effective date of this ordinance] are not required to provide off-street parking. However, any expansion, change of use, or redevelopment that increases parking demand as calculated under Table 1 shall provide parking for the incremental increase in demand, unless otherwise exempted under this subsection (6).

(7) Mixed Occupancies. In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereafter specified in subsection (A)(8) of this section for joint use.

(8) Uses Not Specified. In the case of a use not specifically mentioned in subsection (A)(8) of this section, the requirements for off-street parking facilities shall be determined by the designated official. Such determination shall be based upon the requirements for the most comparable use specified in subsection (A)(8) of this section or on a parking study of three or more of the same use located in communities within the Puget Sound region.

(9) Parking Spaces Required for Particular Uses. The minimum number of off-street parking spaces required for residential and nonresidential uses shall be as set forth in the following table:

**Table 1 – Parking Spaces Required**

| Use                                                                                                                         | Parking Spaces Required                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. <del>All Residential dwellings units</del> (R-2.3, R-9,600, R-7,200, DT-2,500, MR)                                       | 2 off-street spaces per unit.                                                                                                                                                                                                                     |
| 2. <u>Accessory Dwelling Units</u>                                                                                          | 1 off-street space per ADU on lots up to 6,000 square feet in size.<br>2 off-street spaces per ADU on lots 6,000 square feet or greater in size.                                                                                                  |
| 2. <del>All Multifamily uses in the central business district (CBD)</del>                                                   | 1 off-street space per unit.                                                                                                                                                                                                                      |
| 3. <del>Family Day day care center, home-based</del>                                                                        | 1 for each employee, plus 1 additional, not including required residential spaces.                                                                                                                                                                |
| 5. Day care center, commercial                                                                                              | 1 for each employee, plus 1 for every 10 children or adults.                                                                                                                                                                                      |
| 6. <del>Banks and financial services, savings and loan associations, business or professional offices</del>                 | 1 for each 400 square feet of gross floor area.                                                                                                                                                                                                   |
| 7. <del>Bowling alleys</del> <u>Bed and breakfast</u>                                                                       | <del>4 for each alley.</del> 1 for each bedroom and 2 per facility                                                                                                                                                                                |
| 8. Churches                                                                                                                 | 1 for each 5 seats in the principal place of assembly for worship, including balconies and choir lofts.                                                                                                                                           |
| 9. <del>Dance halls, skating rinks, youth cabarets</del> <u>Congregate care facility/retirement center</u>                  | 1 for each 25 square feet of skating or dancing area, plus 1 per 40 square feet of all other building area. One-half space per dwelling unit and one space per employee based on the maximum potential number of employees during a single shift. |
| 10. Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs | 1 for each 200 square feet of gross floor area.                                                                                                                                                                                                   |
| 11. <del>Fraternity, sorority or group student house</del> <u>Social or civic organization facility</u>                     | 1 for each 3 sleeping rooms or 1 for each 6 beds, whichever is greater. 250 square feet.                                                                                                                                                          |
| 12. Hospitals                                                                                                               | 1 for each 2 beds.                                                                                                                                                                                                                                |

**Table 1 – Parking Spaces Required**

| Use                                                                                                                                                                | Parking Spaces Required                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 13. <del>Large group home, institution</del> <u>Adult family home</u>                                                                                              | 1 for each 2 beds.                                                                                                              |
| 14. Libraries and museums                                                                                                                                          | 1 for each 250 square feet of floor area open to the public.                                                                    |
| 15. <del>Lodging and rooming house</del> <u>Boarding house</u>                                                                                                     | <del>1</del> <u>0.25</u> for each sleeping room.                                                                                |
| 16. <del>Light Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops</del> | 1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater.                    |
| 17. Medical or dental clinics                                                                                                                                      | 5 for each physician or dentist or 1 per 200 square feet of floor area, whichever is greater.                                   |
| 18. Motels, hotels                                                                                                                                                 | 1 for each unit.                                                                                                                |
| 19. Motor vehicle or machinery sales, wholesale stores, furniture stores                                                                                           | 1 for each 400 square feet of gross floor area.                                                                                 |
| 20. Offices providing on-site customer service                                                                                                                     | 1 for each 200 square feet.                                                                                                     |
| 21. Offices not providing on-site customer service                                                                                                                 | 1 for each 500 square feet.                                                                                                     |
| 22. <del>Offices, taverns, cocktail lounges (if less than 4,000 square feet)</del> <u>Taverns and bars</u>                                                         | 1 for each 150 square feet of floor area.                                                                                       |
| 23. <del>Offices, taverns, cocktail lounges (if more than 4,000 square feet)</del> <u>Vehicle services, minor</u>                                                  | <del>20 spaces plus 1 space per 100 square feet.</del> <u>2.5 for retail or office space plus 3 per service bay.</u>            |
| 24. <u>Vehicle services, major</u>                                                                                                                                 | <u>2.5 for retail or office space plus 2 per service bay</u>                                                                    |
| 25. <u>Indoor recreational facilities</u>                                                                                                                          | <u>1 for every 3 people that the facility is designed to accommodate when fully utilized.</u>                                   |
| 26. <del>Mini-storage</del> <u>Vehicle storage, small or large</u>                                                                                                 | <del>3 spaces plus 1 for each 10 storage units.</del> <u>2 for office space plus 3 for storage yard.</u>                        |
| 27. Commercial retail                                                                                                                                              | 1 for each 300 square feet.                                                                                                     |
| 28. <u>Warehousing</u>                                                                                                                                             | <u>1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater.<sup>1</sup></u> |

<sup>1</sup> May be reduced upon submittal of a parking demand study prepared by a qualified professional demonstrating that a lesser amount of parking will adequately serve the proposed use.

(9) Required Loading Areas.

(a) In any commercial and manufacturing zones, and for any institutional use in whatever zone it may be located, every building or portion of building hereafter erected or structurally altered to provide additional floor space shall be provided with a minimum of one off-street or off-alley loading space for each 10,000 square feet of usable floor space within the building, which usable floor space is intended to be used for or is used for merchandising, manufacturing, warehousing, or processing purposes. If the building contains less than 10,000 square feet of usable floor space, the requirement for an off-street or off-alley loading space may be waived by the building inspector.

(b) If the building contains more than 24,000 square feet of floor space so used, then there shall be one additional loading space provided for each additional 24,000 square feet of floor space.

(c) Each loading space shall measure not less than 30 feet by 12 feet, shall have an unobstructed height of 14 feet, shall be made permanently available for such purpose, and shall be surfaced, improved, and maintained. Such facilities shall be so located that trucks using the same shall not encroach upon or interfere with areas reserved for off-street parking nor project into any public right-of-way and shall be adjacent to the building to be served thereby. If the site upon which such loading space or spaces are to be located abuts upon an alley, such loading space or spaces shall be off-alley. If the loading space is incorporated within a building, then, as to location, the requirements of this section shall not apply.

(d) Any floor area provided by additions to or structural alterations to a building shall be provided with loading space or spaces as set forth herein whether or not loading spaces have been provided for the original floor space.

(10) Alley Access to Parking. The alleys located in the four-block area bordered by Stanley Street, Wabash Avenue, Union Street, and Cascade Avenue may be used to access off-street parking for customers. All other alleys in the city may be used to access off-street parking for employees and residents only. Access to customer off-street parking outside of the downtown parking area illustrated in Figure 3 in GFMC 19.06.060 shall be from a public street and not an alley.

(11) Tandem Parking. Tandem parking spaces only count as one parking space when calculating the number of parking spaces required under subsection (A)(8) of this section.



**Section 50.** Amendment of Section 19.06.090 GPMC. Section 19.06.090 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

**19.06.090 Accessory dwelling units.**

(A) Purpose. Accessory dwelling units (ADUs) are intended to increase the supply of affordable and independent housing for a variety of households, increase home and personal security, provide supplemental earnings for people with limited incomes, and increase residential densities. This should occur by utilizing the existing infrastructure and community resources while protecting the existing character of single-family neighborhoods.

(B) Procedures. Any owner/occupant seeking to establish an ADU shall apply for approval in accordance with the following:

(1) Application. The owner/occupant shall apply for a building permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.

(2) Affidavit. ~~An affidavit affirming that the owner will occupy the principal dwelling or the ADU and agreeing to all the general requirements as provided in this title is required.~~

~~(a) An ADU shall be converted to another permitted use or shall be removed if one of the two dwelling units is not owner-occupied.~~

(C) General Requirements. On each lot developed with a single-family residence, accessory dwelling units may be constructed subject to the standards set forth in Table 1 below. An accessory dwelling unit may not be located on a lot on which a temporary dwelling, is located. The creation of an ADU shall be subject to the following general requirements:

(1) Number. ~~One~~ Two ADUs shall be allowed per lot of record as an accessory use in conjunction with any detached single-family structure.

~~(2) Type of Unit.~~

Table 1

|                                                                  |            |
|------------------------------------------------------------------|------------|
| <b><u>Number of accessory dwelling units allowed per lot</u></b> | <u>Two</u> |
|------------------------------------------------------------------|------------|

|                                                     |                                                                                                                                                                                                                        |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Maximum size per accessory dwelling unit</b>     | 1,000 SF gross floor area                                                                                                                                                                                              |
| <b>Minimum size per accessory dwelling unit</b>     | 200 Square Feet                                                                                                                                                                                                        |
| <b>Maximum bedrooms per accessory dwelling unit</b> | Two                                                                                                                                                                                                                    |
| <b>Front setback</b>                                | See GPMC 19.06 for standard lots and GPMC 19.05.300(l)(6) for PRD lots.                                                                                                                                                |
| <b>Side setback</b>                                 | As allowed by the underlying zone (see GPMC 19.06) for standard lots, and GPMC 19.05.300(l)(6) for PRD lots.                                                                                                           |
| <b>Side street setback</b>                          | As allowed by the underlying zone (see GPMC 19.06) for standard lots, GPMC 19.05.300(l)(6) for PRD lots.                                                                                                               |
| <b>Rear yard setback</b>                            | 15 feet; provided, that the rear yard setback may be reduced to 10 feet for one-story structures, or less for structures adjacent to an alley.                                                                         |
| <b>On-lot structure separation</b>                  | A minimum of five feet of separation is required between structures; provided, that this separation may be reduced if:<br><br>Adequate fire rating is provided between structures per the International Building Code. |
| <b>Hard Surface coverage</b>                        | See GPMC 19.03 for standard lots and GPMC 19.05.300(l)(6) for PRD lots.                                                                                                                                                |
| <b>Height</b>                                       | Shall not be greater than the principal dwelling's building height, or as prescribed by GPMC 19.03, whichever is less.                                                                                                 |
| <b>Parking</b>                                      | One (1) off-street parking space is required for each ADU on lots smaller than 6,000 square feet in size. For ADUs on lots of 6,000                                                                                    |

|  |                                                                                                                                                                                                  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>square feet or greater, two (2) off-street parking spaces are required. Off- street parking spaces for ADUs shall be in addition to that which is required for the primary dwelling unit.</p> |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

An ADU shall be permitted as a second dwelling unit attached to, detached ~~from~~, or a combination of both, from the principal dwelling.

(a) “Attached ADU” means a structure that is attached by a common wall to the primary dwelling unit.

(i) The common wall must be shared for at least 50 percent of the length of the side of the principal dwelling.

(ii) A breezeway is not considered a common wall.

(b) A detached ADU may be any dwelling permitted in the applicable land use classification.

(c) A mobile home, recreational vehicle, camper, or vehicle shall not be used as an ADU.

(d) ADUs shall not be used as short-term rentals

(e) In addition to the conditions that may be imposed by the designated official pursuant to this title, all accessory dwelling units shall also be subject to the following provisions:

(i) The use of an accessory dwelling unit shall be discontinued if:

1. The accessory dwelling unit is substantially altered such that it no longer conforms with the plans approved by the designated official and the building official; or

2. The subject lot fails to maintain the required number of off-street parking spaces outlined in GFMC 19.06.050

(ii) In the event the deficiencies identified in subsection 1(e)(i)(1) and (2) above, are corrected to the satisfaction of the designated official, the designated official may authorize the use to be reestablished.

~~(3) Size. An ADU shall be no greater than 1,000 square feet.~~

~~(4) Design. An ADU shall be designed to maintain the appearance of the principal dwelling as a single-family residence.~~

~~(a) The entrance to an attached ADU shall not be directed towards any front yard unless utilizing an existing doorway.~~

~~(b) Detached ADUs shall be no closer to the front lot line than the front face of the principal dwelling. This provision shall not apply to waterfront lots regulated pursuant to the city shoreline management program.~~

~~(c) New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side or rear yard setback. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.~~

~~(d) If an ADU is created by constructing a new detached structure, the building height of the ADU shall not be greater than the principal dwelling's building height.~~

~~(g) An ADU shall have similar facade, roof pitch and siding to the principal dwelling unit.~~

(2) An ADU may be created by adding on to or converting an existing detached structure, even if the existing structure is non-conforming to required setbacks or hard surface coverage as long as other applicable codes and requirements are met, such as for fire and safety, and as long as any existing non-conforming components of the existing structure are not expanded upon.

(36) Approval. Approval of an ADU is a Type 1 permit subject to administrative approval by the city's designated official. See Table 19.04A-I, GPMC 19.04A.210.

(D) Impact Fees. Impact fees are set forth in the fee schedule in a manner consistent with RCW 36.70A.681(1)(a), or as otherwise amended.

**Section 51.** Adding Section 19.06.135 GPMC. Section 19.06.135 of the Granite Falls Municipal Code is hereby added to provide in its entirety as follows:

**19.06.135 Storage of recreational vehicles.**

(A) Recreational Vehicles may be parked on a residential property, but shall be kept in a carport or garage, or in a driveway. The Recreational Vehicle must be parked on an asphalt, concrete or other similar surface material that will provide equivalent protection against potholes, erosion, and dust and the parking pad shall be sized to accommodate the dimensions of the RV. RVs may be parked on an existing gravel pad that is an adequate size to accommodate the dimensions of the RV.

(B) If such vehicles are located within the front or side yard setback of the principal building and/or accessory building, they must be stored on an approved driveway.



**Section 52.** Amendment of Section 21.06.170 GPMC. Section 21.06.170 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as follows:

(A) Public housing agencies or private nonprofit housing developers participating in publicly sponsored or subsidized housing programs may apply for exemptions or reductions from the requirements of this chapter. Any claim for a partial exemption of impact fees under this section shall be made by the time of building permit application. Any claim not so made shall be deemed waived.

(B) Private for-profit developers may apply for exemptions or reductions from the requirements of this chapter when all or a portion of the project is designed to accommodate low income residents or special populations that will result in lower impacts on parks facilities.

(C) The determination of the amount of any requested exemptions or reductions shall be based on the procedures of this chapter.

(D) The amount of impact fees exempted or reduced for low income subsidized units shall be replaced by other public funds, if a full waiver is provided.

(E) Dwelling units qualifying for impact fee exemptions or reductions shall be occupied by low income or special population residents for a minimum of 15 years.

**Section 53.** Effective Date of Adoption. The Code Amendments adopted by this Ordinance shall become effective five days following passage of the Code Amendments adoption.

**Section 54.** Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2025, and signed in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Matthew Hartman, Mayor

Attest:

\_\_\_\_\_  
Darla Wilkins, MMC  
City Clerk

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Thom Graafstra, City Attorney  
Emily Guildner, City Attorney

Date of Publication: \_\_\_\_\_

Effective Date: \_\_\_\_\_

DRAFT



**GRANITE FALLS**

City of Granite Falls  
215 S. Granite Avenue / P.O. Box 1440  
Granite Falls, Washington 98252

P (360) 691-6441  
F (360) 691-6734  
[www.ci.granite-falls.wa.us](http://www.ci.granite-falls.wa.us)

## **PUBLIC HEARING NOTICE**

City of Granite Falls  
December 3, 2025  
7:10 p.m., or soon thereafter

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### **BEFORE THE GRANITE FALLS CITY COUNCIL**

\*\*\*\*\*

NOTICE IS HEREBY GIVEN THAT, in the Granite Falls City Hall Council Chambers at 215 S. Granite Avenue, Granite Falls, WA on Wednesday, the 3<sup>rd</sup> day of December, 2025, at 7:10 p.m., or soon thereafter, a public hearing will occur to receive comments regarding proposed revisions and updates to the Unified Development Code, Title 19 of the Granite Falls Municipal Code, to integrate local requirements associated with the City's obligations under the Growth Management Act and recently enacted legislation by the Washington State Legislature. The proposed amendments also ensure consistency with the City's recently adopted 2024 Comprehensive Plan.

Any person may appear at the hearing and may comment on the proposed amendments. If you are unable to attend the public hearing in person, you may submit your written comments by 5:00 p.m., December 3<sup>rd</sup>, 2025, to the attention of the City Clerk at Granite Falls City Hall, 215 S. Granite Avenue, Granite Falls, WA, 98252, or to [amy.hess@ci.granite-falls.wa.us](mailto:amy.hess@ci.granite-falls.wa.us), in order for your comments to be considered as part of the formal record. Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. or by calling 360-691-6441.

The public hearing will take place in person at 215 S Granite Avenue Council Chambers and via Zoom/teleconference. The City's project manager will attend in person; however, other staff, the applicant, and the public may attend either in person or via Zoom.

GRANITE FALLS CITY COUNCIL

  
\_\_\_\_\_  
Darla Wilkins, City Clerk

Dated this 21<sup>st</sup> day of November 2025.

**Notice – All Proceedings of this meeting are sound recorded**



**VERIFICATION OF PUBLIC HEARING POSTING**  
**FOR CONSIDERATION OF PROPOSED REVISIONS AND**  
**UPDATES TO TITLE 19 GPMC**

I, Darla Reese, City Clerk for the City of Granite Falls, WA hereby certifies the Notice of Public Hearing for the Granite Falls City Council was posted in three public places as described below. This Public Hearing will be held on Wednesday, December 3, 2025, at 7:10 p.m., or soon thereafter in person.

City Hall, 215 South Granite Avenue by: Darla date: 11/21/2025

Granite Falls Public Library, 815 East Galena Street by: [Signature] date: 11/21/2025

Granite Falls Post Office, 205 East Stanley Street by: [Signature] date: 11/21/2025

Emailed to the media parties of record

by: Darla date: 11/21/2025

Certified this 21<sup>st</sup> day of November, 2025

Darla Wilkins

By Darla Wilkins, MMC, City Clerk





## CITY COUNCIL AGENDA BILL

**Subject:** 7.d.

**Originating Dept.:** City Manager

**Action Recommended:** Move to authorize the City of Granite Falls to enter into a Purchase and Sale Agreement with Snohomish County Fire Protection District 17 for the acquisition of the fire station property located at 116 S Granite Avenue, Granite Falls, Washington, and to authorize the City Manager to execute the Purchase and Sale Agreement and all necessary purchasing documents on behalf of the City.

**Approval(s):**

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. jbgfPSA 116 S Granite Ave Fire Station\_111825bktg

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**Budgeted Amount:** 2026: \$1,020,000 (net of two PSAs)

**BARS Code:** 594 59 61 00

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### Summary Statement:

The City Council is asked to consider authorizing the City of Granite Falls to enter into a Purchase and Sale Agreement with Snohomish County Fire Protection District 17 for the acquisition of the fire station property located at 116 S Granite Avenue, Granite Falls, Washington. The purchase price is One Million Three Hundred Fifty Thousand Dollars (\$1,350,000.00), payable in full at closing. This property will be renovated and used as the City of Granite Falls' Community Center. The approval covers executing the Purchase and Sale Agreement and all other necessary documents to finalize the transaction.

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### Background:

Snohomish County Fire Protection District 17 is constructing a new headquarters fire station to replace its current facility at 116 S Granite Avenue. The fire district's move to the new

station provides an opportunity for the City of Granite Falls to acquire the property for public use as its new Community Center. The existing building features multi-purpose spaces, meeting rooms, a kitchen, supporting infrastructure, and a large parking lot.

The City intends to renovate the fire station building to create a public Community Center that will serve as a gathering place for Granite Falls residents and a hub for the community. Potential uses for the renovated facility may include:

- **Recreation and Wellness:** Indoor recreation activities, fitness programming, wellness classes, and youth sports
- **Educational Opportunities:** Workshops, classes, community education sessions, and skill-building programs
- **Cultural and Arts Activities:** Community events, community gatherings, and celebrations
- **Civic Meetings:** Public meetings, community forums, and classes
- **Emergency Services Support:** Potential emergency shelter and community support functions

Proposed Terms for Snohomish County Tax Parcel Number 00459300100700 with the legal description: Granite Falls Original Townsite of Block 001, All Lots 7, 8, 9 & 10.

The property includes a commercial building currently zoned Public/Institutional and used as a regional fire station, as well as an associated parking lot located across the alley and west of the building. The building and all permanent fixtures are included in the sale.

Purchase Price: \$1,350,000  
Earnest Money \$3,000  
Payment: Cash at closing  
Closing Date: January 31, 2026

The seller agrees to transfer ownership of the property to the buyer using a standard legal document at closing, with only the exceptions listed in the agreement. The seller will also provide a title insurance policy and pay for it, including applicable taxes. The property will be free of issues, unless noted in the agreement. Both parties will split the escrow fee. The seller will cover the cost of the title insurance and taxes. Property taxes, insurance, rents, and utilities will be divided up to the closing date. The city will be responsible for any unpaid city utility bills.

The agreement depends on several conditions: approval by the city council and fire district board before the end of 2025; the city inspecting the property to ensure it can be used as a community center, with assessments completed by early 2026; and relating to other property transactions involving the fire district and the city happening at the same time, which are important for the deal.

The City will inspect the property before buying it, including the building condition, hazardous materials, safety standards, and accessibility. All these checks must be finished by the end of 2025, with a decision about moving forward made by January 9, 2026.

Following the acquisition, the City will develop a phased renovation and development plan to adapt the fire station building for community center use. The renovation plan will address:

- Building modifications and upgrades to meet the community center's needs
- ADA accessibility
- Mechanical, electrical, and plumbing system upgrades
- Safety and security systems
- Site improvements
- Recreation and community meeting spaces
- Furniture, fixtures, and equipment

**Timeline and Next Steps:**

Assuming the City Council authorizes this action, the City Manager will execute the Purchase and Sale Agreement and coordinate with Fire District 17 to:

- **By December 31, 2025:** Complete all inspections, assessments, and feasibility determinations
- **By January 9, 2026:** Communicate feasibility determination and intent to close
- **By January 31, 2026:** Complete closing on the property
- **Day After Closing:** Take possession of the property
- **Post-Closing:** Develop a phased renovation plan and design specifications for the community center conversion

**Staff Recommendation:**

Staff recommends the Council authorize the City of Granite Falls to enter into a Purchase and Sale Agreement with Snohomish County Fire Protection District 17 for the acquisition of the fire station property at 116 S Granite Avenue for development as a public Community Center. This will enhance community services and support community events and activities. The contingencies in the PSA protect the City's investment through inspection rights and feasibility assessment.

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**Recommended Motion:**

Move to authorize the City of Granite Falls to enter into a Purchase and Sale Agreement with Snohomish County Fire Protection District 17 for the acquisition of the fire station property located at 116 S Granite Avenue, Granite Falls, Washington, for the purchase price of One Million Three Hundred Fifty Thousand Dollars (\$1,350,000.00), for the purpose of renovating and operating the facility as a public Community Center, and to authorize the City Manager to execute the Purchase and Sale Agreement and all necessary purchasing documents on behalf of the City.

**REAL ESTATE PURCHASE AND SALE CONTRACT  
(With Earnest Money Provision)**

DATE: November 20th, 2025

The undersigned Purchaser, CITY OF GRANITE FALLS, WASHINGTON agrees to buy, and the undersigned Seller, SNOHOMISH COUNTY FIRE DISTRICT NO. 17 agrees to sell on the following terms, the property legally described as:

SEE EXHIBIT A

(Purchaser and Seller authorize Closing Agent to insert, over their signatures, the legal description of the property and/or to correct the legal description entered.)

1. **PURCHASE PRICE AND OTHER CONSIDERATION:** The total purchase price is ONE MILLION AND THREE HUNDRED AND FIFTY AND NO/100THS DOLLARS (\$1,350,000.00).

2. **EARNEST MONEY RECEIPT:** Purchaser will deposit the sum of THREE THOUSAND AND NO/100THS DOLLARS (\$3,000.00) into an escrow account within five (5) days of mutual acceptance of agreement.

3. **METHOD OF PAYMENT:** All Cash at Closing.

4. **CONDITION OF TITLE:** Title to the property is to be free of all encumbrances or defects, except as disclosed in EXHIBIT A. Rights reserved in federal patents or state deeds, building or use restrictions general to the area, platting and subdivision requirements, utility easements, other easements not inconsistent with Purchaser's intended use, and reserved oil and/or mineral rights shall not be deemed encumbrances or defects. Encumbrances to be discharged by Seller shall be paid from the purchase money at the date of closing.

5. **DISCLOSURE UNDER RCW 64.06:** Pursuant to RCW 64.06.015, Purchaser acknowledges receipt of Seller's real property transfer disclosure statement, environmental portion only, concerning the subject property. Purchaser hereby expressly waives any other or additional disclosure from Seller. At closing Purchaser by accepting a deed shall accept the property as is, with all faults, including any environmental condition on the property or in the improvements.

6. **TITLE INSURANCE:** Seller shall furnish to Purchaser an ALTA standard form policy of title insurance and, as soon as practical prior to closing, a preliminary commitment therefor issued by FIRST AMERICAN TITLE INSURANCE COMPANY, and Seller authorizes Closing Agent to apply as soon as practical for such title insurance. Seller shall assume any cancellation fee for such commitment or policy. The title policy to be issued shall contain no exceptions other than those provided in said standard form, plus encumbrances or defects noted



in paragraph 4 above. If title is not so insurable as above provided and cannot be made so insurable by termination date set forth herein, the earnest money shall be refunded and all rights of Purchaser terminated; PROVIDED, however, that Purchaser may waive defects and elect to purchase.

7. **TITLE CONVEYANCE:** Seller shall convey title to Purchaser by Statutory Warranty Deed at closing, subject only to the exceptions noted in paragraph 4.

8. **PROPERTY INCLUDED:** The property includes a commercial building currently zoned institutional and used as a regional fire station as well as an associated parking lot across the alley and located west of the building. The building and all permanent fixtures are included in the sale.

9. **CLOSING OF SALE:** This sale shall be closed at the office of Olympic Escrow Company, Arlington, WA 98223, Closing Agent, or at such licensed and bonded escrow company as Seller selects. Closing shall occur on or before January 31<sup>st</sup>, 2026, (hereinafter the "closing deadline"). Purchaser and Seller will, immediately on demand, deposit with Closing Agent all instruments and monies required to complete the purchase in accordance with this agreement.

The date of closing shall be the date upon which all appropriate documents are recorded and the proceeds of the sale are available for disbursement to Seller.

10. **CLOSING COSTS AND PRORATES:** Seller and Purchaser shall each pay one-half of escrow fee, if an escrow is used. Seller shall pay the owner's title insurance premium and real estate excise tax. Taxes for the current year, insurance acceptable to Purchaser, rents, and other utilities, if any, shall be prorated to date of closing. Purchaser shall be responsible for any unpaid utility costs associated with the City's water and sewer utilities.

11. **POSSESSION:** Purchaser shall be entitled to possession on the day after closing.

12. **RISK OF LOSS:** All risk of loss with respect to the Purchased Assets to be transferred hereunder shall remain with Seller until the transfer of the Purchased Assets and the Business on the Closing Date.

13. **DEFAULT:** In the event of default by Purchaser, Seller shall have the election to retain the earnest money as liquidated damages, or to institute suit to enforce any rights Seller has. In the event that either Purchaser or Seller shall institute suit to enforce any rights hereunder, the successful party shall be entitled to court costs and a reasonable attorney's fee.

14. **NOTICE:** If notice is given pursuant to this agreement, it shall be given to the parties by personal service, by facsimile transmission, or by certified mail, postage prepaid, return receipt requested at the following addresses:

Seller's name and address:

Snohomish County Fire District No. 17  
Attn: Jim Haverfield, Fire Chief  
PO Box 1049  
Granite Falls, WA 98252

Telephone No. 360-691-5553  
jim.haverfield@gffd17.org

Purchaser's name and address:

City of Granite Falls  
Attn: Jeff Balentine, City Manager  
PO Box 1440  
Granite Falls, WA 98252

Telephone No. 360 691-6441  
Jeff.balentine@granitefallswa.gov

or at such other address as either party designates by written notice to the other party and to the Closing Agent. All notices shall be deemed given on the day such notice is personally served, or on the business day following the date of facsimile transmission, or on the third day following the day such notice is mailed in accordance with this paragraph.

15. **PATRIOT ACT COMPLIANCE:** The Patriot Act prohibits anyone from dealing with a Prohibited Person as that term is defined by the Act. Purchaser and Seller represent and warrant, each to the other, that neither Seller nor Purchaser is a "Prohibited Person" as that term is defined by the Act and agree to indemnify and defend each other from all costs, claims, damages and expenses, including attorneys' fees, incurred or suffered as a result of the inaccuracy or falsification of this mutual representation and warranty regarding the Patriot Act. This agreement to indemnify and defend shall survive closing or termination of this contract.

16. **CONTINGENT ON CITY COUNCIL AND BOARD OF FIRE DISTRICT APPROVAL.** This sale is contingent on the City Council of the City of Granite Falls and the Board of the Fire District approving this Agreement and authorizing their agents to sign, fund and close this Agreement. Each governing body shall take action prior to December 31st, 2025.

17. **CONTINGENT ON INSPECTION AND DETERMINATION OF FEASIBILITY.** This sale is contingent on Purchaser's inspection of the property and determining its feasibility for Purchaser's intended use. Seller grant's Purchaser a right of access to the property to conduct such inspections as Purchaser desires. This right extends to consultants of Purchaser. Purchaser may conduct a level I Environmental Assessment and if indicated a Level II Environmental Assessment of the property. Purchaser shall be responsible to restore the property if damaged in the inspection and assessment. At Seller's request, Purchaser shall deliver the results of any inspection and/or assessment to Seller. The results of

any inspection or assessment shall remain confidential to the parties subject to disclosure only to third parties if required under the Public Records Act of the State of Washington. Any inspection or assessment under this paragraph shall be completed by December 31<sup>st</sup> 2025 and Purchaser shall indicate its intent to accept feasibility and close by January 9<sup>th</sup> 2026.

**18. CONTINGENT ON CLOSING OF DISTRICT'S PURCHASE.**

Contemporaneous with this Agreement Seller is entering into a Purchase and Sale Agreement to purchase vacant property owned by Purchaser located on Gun Club Road . Seller also will be donating a property to the City. Closing of this Purchase and Sale Agreement is contingent on closing of the Gun Club Road Property Purchase and Sale Agreement and conveyance under the donation Agreement.

**19. ENTIRE AGREEMENT; TIME; BINDING AGREEMENT;**

**ASSIGNMENT:** This agreement, with the attachments incorporated herein by reference, constitutes the entire agreement between the parties and there are no verbal agreements, nor will there be any verbal agreements, which modify or amend this agreement. Time is of the essence in this agreement. If any deadline or the time for performance hereunder falls on a Saturday, Sunday or a day that is recognized as a holiday by the State of Washington, then such time shall be deemed extended to the next day that is not a Saturday, Sunday or holiday. This agreement is binding on the parties, their personal representatives and heirs. Purchaser shall not assign this agreement without the prior written consent of Seller.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PURCHASER

\_\_\_\_\_  
CITY OF GRANITE FALLS

BY: Jeff Balentine, City Manager

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

SELLER

\_\_\_\_\_  
SNOHOMISH COUNTY FIRE DISTRICT NO. 17

Jim Haverfield, Fire Chief

## **EXHIBIT A**

Property Address: 116 S Granite Ave, Granite Falls, WA 98252

Snohomish County Tax Parcel Number:  
00459300100700

Abbreviated Legal Description:

GRANITE FALLS ORIG TOWNSITE OF BLK 001 D-00 ALL LOTS 7,8,9 & 10  
Exceptions:  
None



## CITY COUNCIL AGENDA BILL

**Subject:** 7.e.

**Originating Dept.:** City Manager

**Action Recommended:** Move to authorize **Approval(s):**

the City of Granite Falls to sell the City-owned vacant property located at 20013 Gun Club Road, Granite Falls, Washington, to Snohomish County Fire Protection District 17 for the purchase price of Three Hundred Fifty Thousand Dollars (\$350,000.00), and to authorize the City Manager to execute the Purchase and Sale Agreement dated November 20, 2025, and all related and necessary purchasing, closing, and legal documents on behalf of the City.

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. jbgfPSA 20013 Gun Club Rd\_111825

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**Budgeted Amount:** 2026: \$1,020,000

**BARS Code:** 594 59 61 000 (offset)

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**Summary Statement:**

The City Council is requested to consider authorizing the sell the City-owned vacant property located at 20013 Gun Club Road, Granite Falls, Washington, to Snohomish County Fire Protection District 17. The purchase price is Three Hundred Fifty Thousand Dollars (\$350,000.00), payable in full at closing. This property sale is part of a coordinated real estate transaction package between the City and the Fire District that includes the City's purchase of the District's fire station at 116 S Granite Avenue and the District's donation of adjacent open space property to the City. The authorization includes authorizing the City Manager to execute the Purchase and Sale Agreement dated November 20, 2025, and all related and necessary purchasing, closing, title, and legal documents required to complete the transaction.



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## Background:

The City of Granite Falls owns a roughly 1.08-acre piece of empty land at 20013 Gun Club Road, which is currently zoned for public/institutional use. The city has decided it no longer needs this land for its operations. Meanwhile, the Snohomish County Fire Protection District is building a new fire station to replace its current one downtown. The district is interested in buying the land to support its future needs. The city and the fire district have agreed on a set of transactions: the city will buy the fire station from the district for \$1,350,000, sell the Gun Club Road land to the district for \$350,000, and the district will donate a nearby open space to the city. These deals help both parties meet their goals and benefit the public. The land is located at 20013 Gun Club Road, is untitled, and has no buildings or personal property on it.

Sell Price: \$350,000

Earnest Money \$3,000

Payment: Cash at closing

Closing Date: January 31, 2026

The city will transfer ownership of the property to Fire District 17 using a standard legal deed at closing, with some exceptions noted in the purchase agreement. The city will also provide title insurance and cover the cost of the insurance and applicable taxes. Both parties will split escrow fees, and taxes, insurance, and utilities will be prorated up to the closing date. The sale depends on approval by local government bodies, inspections of the property by the fire district, and the completion of related property transactions. The fire district has received information about the property's condition and agrees to accept it as-is, with any issues.

The sale of the Gun Club Road property benefits the City by bringing in \$350,000, which helps cover part of the cost of acquiring land for the downtown fire station. The property was no longer needed for the City's operations and will remain in public hands under the Fire District to support emergency services. Overall, selling this property reduces the City's need to spend on the fire station and a future community center in downtown Granite Falls from \$1.35 million to \$1 million.

## Timeline and Next Steps

Assuming the City Council authorizes this action, the City Manager will execute the Purchase and Sale Agreement and coordinate with Fire District 17 to:

- **By December 31, 2025:** Complete all inspections, assessments, and feasibility determinations
- **By January 9, 2026:** Communicate feasibility determination and intent to close
- **By January 31, 2026:** Complete closing on the property
- **Day After Closing:** Take possession of the property

## Staff Recommendation:

Staff recommends the Council authorize the City of Granite Falls to sell the City-owned vacant property at 20013 Gun Club Road to Snohomish County Fire Protection District 17 for \$350,000.00 and authorize the City Manager to execute the Purchase and Sale Agreement dated November 20, 2025, along with all necessary related documents. This property sale is a key part of the coordinated real estate transaction package that allows the City to acquire the downtown fire station for a community center at a net cost of \$1,000,000.

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**Recommended Motion:**

Move to authorize the City of Granite Falls to sell the City-owned vacant property located at 20013 Gun Club Road, Granite Falls, Washington, to Snohomish County Fire Protection District 17 for the purchase price of Three Hundred Fifty Thousand Dollars (\$350,000.00), and to authorize the City Manager to execute the Purchase and Sale Agreement dated November 20, 2025, and all related and necessary purchasing, closing, and legal documents on behalf of the City.

**REAL ESTATE PURCHASE AND SALE CONTRACT  
(With Earnest Money Provision)**

DATE: November 20th, 2025

The undersigned Purchaser, SNOHOMISH COUNTY FIRE DISTRICT NO. 17 agrees to buy, and the undersigned Seller, CITY OF GRANITE FALLS, WASHINGTON agrees to sell on the following terms, the property legally described as:

SEE EXHIBIT A

(Purchaser and Seller authorize Closing Agent to insert, over their signatures, the legal description of the property and/or to correct the legal description entered.)

1. **PURCHASE PRICE AND OTHER CONSIDERATION:** The total purchase price is THREE HUNDRED AND FIFTY AND NO/100THS DOLLARS (\$350,000.00).
2. **EARNEST MONEY RECEIPT:** Purchaser will deposit the sum of THREE THOUSAND AND NO/100THS DOLLARS (\$3,000.00) into an escrow account within five (5) days of mutual acceptance of agreement.
3. **METHOD OF PAYMENT:** All Cash at Closing.
4. **CONDITION OF TITLE:** Title to the property is to be free of all encumbrances or defects, except as disclosed in EXHIBIT A. Rights reserved in federal patents or state deeds, building or use restrictions general to the area, platting and subdivision requirements, utility easements, other easements not inconsistent with Purchaser's intended use, and reserved oil and/or mineral rights shall not be deemed encumbrances or defects. Encumbrances to be discharged by Seller shall be paid from the purchase money at the date of closing.
5. **DISCLOSURE UNDER RCW 64.06:** Pursuant to RCW 64.06.015, Purchaser acknowledges receipt of Seller's real property transfer disclosure statement, environmental portion only, concerning the subject property. Purchaser hereby expressly waives any other or additional disclosure from Seller. At closing by accepting the Seller's deed Purchaser shall accept the property as is with all faults.
6. **TITLE INSURANCE:** Seller shall furnish to Purchaser an ALTA standard form policy of title insurance and, as soon as practical prior to closing, a preliminary commitment therefor issued by FIRST AMERICAN TITLE INSURANCE COMPANY, and Seller authorizes Closing Agent to apply as soon as practical for such title insurance. Seller shall assume any cancellation fee for such commitment or policy. The title policy to be issued shall contain no exceptions other than those provided in said standard form, plus encumbrances or defects noted in paragraph 4 above. If title is not so insurable as above provided and cannot be made so insurable by termination date set forth herein, the earnest money shall be refunded and all rights

of Purchaser terminated; PROVIDED, however, that Purchaser may waive defects and elect to purchase.

7. **TITLE CONVEYANCE:** Seller shall convey title to Purchaser by Statutory Warranty Deed at closing, subject only to the exceptions noted in paragraph 4.

8. **PROPERTY INCLUDED:** The property includes a parcel of vacant land zoned institutional within the City's Industrial/Retail Zone. No personal property is included.

9. **CLOSING OF SALE:** This sale shall be closed at the office of Olympic Escrow Company, Arlington, WA 98223, Closing Agent, or at such licensed and bonded escrow company as Seller selects. Closing shall occur on or before January 31<sup>st</sup>, 2026, (hereinafter the "closing deadline"). Purchaser and Seller will, immediately on demand, deposit with Closing Agent all instruments and monies required to complete the purchase in accordance with this agreement.

The date of closing shall be the date upon which all appropriate documents are recorded and the proceeds of the sale are available for disbursement to Seller.

10. **CLOSING COSTS AND PRORATES:** Seller and Purchaser shall each pay one-half of escrow fee, if an escrow is used. Seller shall pay the owner's title insurance premium and real estate excise tax. Taxes for the current year, insurance acceptable to Purchaser, rents, and other utilities, if any, shall be prorated to date of closing.

11. **POSSESSION:** Purchaser shall be entitled to possession on the day after closing.

12. **RISK OF LOSS:** All risk of loss with respect to the Purchased Assets to be transferred hereunder shall remain with Seller until the transfer of the Purchased Assets and the Business on the Closing Date.

13. **DEFAULT:** In the event of default by Purchaser, Seller shall have the election to retain the earnest money as liquidated damages, or to institute suit to enforce any rights Seller has. In the event that either Purchaser or Seller shall institute suit to enforce any rights hereunder, the successful party shall be entitled to court costs and a reasonable attorney's fee.

14. **NOTICE:** If notice is given pursuant to this agreement, it shall be given to the parties by personal service, by facsimile transmission, or by certified mail, postage prepaid, return receipt requested at the following addresses:

Seller's name and address:

Snohomish County Fire District No. 17  
Attn: Jim Haverfield, Fire Chief  
PO Box 1049  
Granite Falls, WA 98252

Telephone No. 360-691-5553  
jim.haverfield@gffd17.org

Purchaser's name and address:

City of Granite Falls  
Attn: Jeff Balentine, City Manager  
PO Box 1440  
Granite Falls, WA 98252

Telephone No. 360 691-6441  
Jeff.balentine@granitefallswa.gov

or at such other address as either party designates by written notice to the other party and to the Closing Agent. All notices shall be deemed given on the day such notice is personally served, or on the business day following the date of facsimile transmission, or on the third day following the day such notice is mailed in accordance with this paragraph.

15. **PATRIOT ACT COMPLIANCE:** The Patriot Act prohibits anyone from dealing with a Prohibited Person as that term is defined by the Act. Purchaser and Seller represent and warrant, each to the other, that neither Seller nor Purchaser is a "Prohibited Person" as that term is defined by the Act and agree to indemnify and defend each other from all costs, claims, damages and expenses, including attorneys' fees, incurred or suffered as a result of the inaccuracy or falsification of this mutual representation and warranty regarding the Patriot Act. This agreement to indemnify and defend shall survive closing or termination of this contract.

16. **CONTINGENT ON CITY COUNCIL AND BOARD OF FIRE DISTRICT APPROVAL.** This sale is contingent on the City Council of the City of Granite Falls and the Board of the Fire District approving this Agreement and authorizing their agents to sign, fund and close this Agreement. Each governing body shall take action prior to December 31st, 2025.

17. **CONTINGENT ON INSPECTION AND DETERMINATION OF FEASIBILITY.** This sale is contingent on Purchaser's inspection of the property and determining its feasibility for Purchaser's intended use. Seller grant's Purchaser a right of access to the property to conduct such inspections as Purchaser desires. This right extends to consultants to of Purchaser. Purchaser may conduct a level I Environmental Assessment and if indicated a Level II Environmental Assessment of the property. Purchaser shall be responsible to restore the property if damaged in the inspection and assessment.



At Seller's request, Purchaser shall deliver the results of any inspection and/or assessment to Seller. The results of any inspection or assessment shall remain confidential to the parties subject to disclosure only to third parties if required under the Public Records Act of the State of Washington. Any inspection or assessment under this paragraph shall be completed by December 31<sup>st</sup> 2025 and Purchaser shall indicate its intent to accept feasibility and close by January 9<sup>th</sup> 2026.

18. **CONTINGENT ON CLOSING OF CITY'S PURCHASE.** Contemporaneous with this Agreement Seller is entering into a Purchase and Sale Agreement to purchase the existing Fire Station of Purchaser located in downtown Granite Falls. Seller also will be donating a property to the City that was previously donated to the Fire District and is currently used as open space adjacent to the existing Fire Station building. Closing of this Purchase and Sale Agreement is contingent on closing of the Fire Station Purchase and Sale Agreement and conveyance under the donation Agreement.

19. **ENTIRE AGREEMENT; TIME; BINDING AGREEMENT; ASSIGNMENT:** This agreement, with the attachments incorporated herein by reference, constitutes the entire agreement between the parties and there are no verbal agreements, nor will there be any verbal agreements, which modify or amend this agreement. Time is of the essence in this agreement. If any deadline or the time for performance hereunder falls on a Saturday, Sunday or a day that is recognized as a holiday by the State of Washington, then such time shall be deemed extended to the next day that is not a Saturday, Sunday or holiday. This agreement is binding on the parties, their personal representatives and heirs. Purchaser shall not assign this agreement without the prior written consent of Seller.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PURCHASER

\_\_\_\_\_  
SNOHOMISH COUNTY FIRE DISTRICT NO. 17  
Jim Haverfield, Fire Chief

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

SELLER

\_\_\_\_\_  
CITY OF GRANITE FALLS  
BY: Jeff Balentine, City Manager

## **EXHIBIT A**

Property Address: 20013 Gun Club Rd, Granite Falls, WA 98252

Snohomish County Tax Parcel Number:  
30071800201500

Abbreviated Legal Description:

Section 18 Township 30 Range 07 Quarter NW BAAP 230FT S & 691FT E OF NW COR SE1/4  
NW1/4 TH S 114.72FT M/L TH W 160FT TH S 100FT TH W 150FT TH N 214.72FT M/L TAP  
W OF TPB TH E TPB SUBJ ESE PUD 1LESS RD R/W TO CITY OF GF PER DEED & DED  
REC AFN 201010210470



## CITY COUNCIL AGENDA BILL

**Subject:** 7.f.

**Originating Dept.:** City Manager

**Action Recommended:** Move to authorize the City of Granite Falls to enter into an Interlocal Agreement for Use of City Building with Snohomish County Fire Protection District 17 for periodic use of the City's Community Center facility at 116 S Granite Avenue, and to authorize the City Manager to execute the Agreement on behalf of the City.

**Approval(s):**

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. gfFD17ILA Community Center 11-18-2025 DRAFTtg

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**Budgeted Amount:** N/A

**BARS Code:** N/A

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### Summary Statement:

The City Council is requested to authorize the City of Granite Falls to enter into an Interlocal Agreement with Snohomish County Fire Protection District 17 for periodic use of the City's Community Center facility located at 116 S Granite Avenue, Granite Falls, Washington. This Agreement supports continued community engagement and public service by the Fire District while establishing clear terms for shared use of the former fire station building, which will operate as the City's Community Center.

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### Background:

The City of Granite Falls plans to purchase the former fire station at 116 S Granite Avenue from Snohomish County Fire Protection District 17 to establish a Community Center. Fire District 17, with over a century of service and strong community ties, will retain periodic access to the facility for traditional events such as Christmas House, Show N Shine, and Railroad Days, and for five additional days if needed.

This agreement is valid for ten years starting from when the City gains ownership of 116 S Granite Avenue. It will automatically expire after ten years unless both parties agree in writing to extend or terminate it, or if the City no longer owns the property. The Agreement depends on the City owning the property.

The Agreement authorizes Fire Protection District 17 to use the Community Center facility for the following purposes:

- Annual Christmas House Event - The City authorizes District 17 to use the building for its annual "Christmas House" event, typically occurring on the second Friday and Saturday in December each year. The District shall have exclusive use of the areas reasonably necessary for this event during set-up, event operation, and clean-up.
- Community Events - Bays Two and Three - The City grants District 17 access to Bays Two and Three, as well as shared kitchen access, for the community's annual "Show N Shine" and "Railroad Days" events. Access shall be coordinated in advance to avoid schedule conflicts and to allow for shared community use.
- Priority Use Days - District 17 shall have priority access to the building for up to five additional days per calendar year for uses reasonably related to District operations or public community benefit, as scheduled in advance with the City's designated representative and subject to facility availability.

Scheduling and Coordination - Use of the property pursuant to the Agreement shall be coordinated with the City in writing with as much advance notice as reasonably possible, but no less than 30 days before the requested use, except in cases of City-approved emergency or special circumstance. The City will make reasonable efforts to accommodate District 17's requested dates.

Condition and Care - District 17 shall exercise reasonable care in its use of the property and shall return the facilities to the condition found, normal wear and tear excepted. Any damage caused by District 17 or its invitees shall be promptly reported and repaired at District expense.

Indemnification: Each party agrees to protect, defend, and indemnify the other (and their respective officers, employees, and agents) from all claims, demands, or suits arising out of the negligent or wrongful acts or omissions of the indemnifying party in connection with the Agreement.

Insurance: District 17 shall maintain comprehensive general liability insurance coverage appropriate to its use of the facilities and provide a certificate of insurance to the City upon request.

Termination: Either party may terminate the Agreement for material breach upon sixty (60) days' written notice and opportunity to cure. The parties may also terminate the Agreement by mutual written consent at any time.

**Staff Recommendation:**

Staff recommends the Council authorize the City of Granite Falls to enter an ILA for Use of City Building with Snohomish County Fire Protection District 17 and authorize the City Manager to execute the Agreement. This Agreement supports the community and preserves tradition while establishing the proper terms and protections for shared use of the Community Center facility.

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**Recommended Motion:**

Move to authorize the City of Granite Falls to enter into an Interlocal Agreement for Use of City Building with Snohomish County Fire Protection District 17 for periodic use of the City's Community Center facility at 116 S Granite Avenue, and to authorize the City Manager to execute the Agreement on behalf of the City.



**INTERLOCAL AGREEMENT FOR USE OF CITY BUILDING BY SNOHOMISH COUNTY FIRE PROTECTION  
DISTRICT NO. 17**

**CITY OF GRANITE FALLS AND  
SNOHOMISH COUNTY FIRE PROTECTION DISTRICT #17**

**THIS INTERLOCAL AGREEMENT FOR THE USE OF CITY BUILDING** ("Agreement") is entered into by and between the **CITY OF GRANITE FALLS** ("City") and **SNOHOMISH CO. FIRE PROTECTION DISTRICT #17** ("District 17"); collectively, the "Parties."

**WHEREAS**, the City is the legal owner or will become the legal owner of the property located at 116 S Granite Avenue, Granite Falls, Washington 98252 (the "Property"), formerly the Granite Falls Fire Department and now operated as the City's Community Center;

**WHEREAS**, District 17 has a need for periodic use of facilities at the Property for community engagement and public service events;

**WHEREAS**, the City supports District 17's service to the Granite Falls community and is willing to authorize use of portions of the Property to District 17 under the terms set forth herein;

**NOW, THEREFORE**, in consideration of the mutual covenants and benefits contained herein, the Parties agree as follows:

**1. TERM AND EFFECTIVENESS**

- Term. This Agreement shall be effective for a period of ten (10) years commencing on the date the City obtains ownership of the Property at 116 S Granite Avenue, Granite Falls, WA, and shall expire ten (10) years thereafter unless terminated or extended by mutual written agreement of the Parties, or if the City is no longer the legal owner.
- Contingency. This Agreement is expressly contingent upon the City owning the Property described above. This Agreement will not take effect, and neither Party will have any rights or obligations hereunder, unless and until the City becomes the legal owner of the Property.

**2. AUTHORIZED USES OF THE PROPERTY**

1. Annual Christmas House Event. The City hereby authorizes District 17 to use the Building for its annual "Christmas House" event, typically occurring on the second Friday and Saturday in December each year. District 17 shall have exclusive use of the areas reasonably necessary for this event during set-up, event operation, and clean-up.
2. Community Events – Bays Two and Three. The City grants District 17 access to Bays Two and Three, as well as shared kitchen access, for the purposes of the community's annual "Show N Shine" and "Railroad Days" events. Access shall be coordinated in advance to avoid schedule conflicts and to allow for shared community use.

3. **Priority Use Days.** District 17 shall have priority access to the Building (including but not limited to Bays Two and Three and the kitchen) for up to five (5) additional days per calendar year for uses reasonably related to District operations or public community benefit, as scheduled in advance with the City's designated representative and subject to facility availability.
4. **Scheduling and Coordination.** Use of the Property pursuant to this Agreement shall be coordinated with the City in writing with as much advance notice as reasonably possible, but no less than thirty (30) days prior to the requested use, except in cases of City-approved emergency or special circumstance. The City will make reasonable efforts to accommodate District 17's requested dates.
5. **Condition and Care.** District 17 shall exercise reasonable care in its use of the Property and shall return the facilities to the condition found, normal wear and tear excepted. Any damage caused by District 17 or its invitees shall be promptly reported and repaired at District expense.

### **3. GENERAL TERMS**

- **No Lease or Exclusive Possession.** This Agreement is not a lease, does not grant exclusive possession of the Property (except as specifically described during authorized event periods), and does not establish tenancy.
- **Indemnification.** Each Party agrees to protect, defend, and indemnify the other (and their respective officers, employees, and agents) from all claims, demands, or suits arising out of the negligent or wrongful acts or omissions of the indemnifying Party in connection with this Agreement. For the purposes of this indemnity, both expressly waive the immunity of the Industrial Insurance Act, Title 51 RCW, with respect to their employees.
- **Insurance.** District 17 shall maintain comprehensive general liability insurance coverage appropriate to its use of the facilities and provide a certificate of insurance to the City upon request.
- **Termination.** Either Party may terminate this Agreement for material breach upon sixty (60) days' written notice and opportunity to cure. The Parties may also terminate this Agreement by mutual written consent at any time.
- **Amendments.** Any amendment or modification of this Agreement shall be in writing and executed by both Parties.
- **Entire Agreement.** This Agreement embodies the entire agreement of the Parties concerning its subject matter and supersedes all prior oral or written agreements.
- **Notices.** All notices under this Agreement shall be delivered personally or by mail to the following addresses:

- City of Granite Falls: PO Box 1440, Granite Falls, WA 98252
- Snohomish County Fire Protection District No. 17: PO Box 1049, Granite Falls, WA 98252

- Governing Law and Venue. The laws of the State of Washington shall govern this Agreement. Venue for any action arising from this Agreement shall be in Snohomish County, Washington.

#### **4. SIGNATURES**

##### **Snohomish County Fire Protection District #17**

By: \_\_\_\_\_

Name printed: \_\_\_\_\_

Title: \_\_\_\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

##### **City of Granite Falls**

By: \_\_\_\_\_

Name printed: \_\_\_\_\_

Title: \_\_\_\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



## CITY COUNCIL AGENDA BILL

**Subject:** 7.g.

**Originating Dept.:** City Council

**Action Recommended:** Move to accept the three Transportation Improvement Board Grant Awards for the City of Granite Falls' 2026 transportation projects (2026 Crack Seal Project, 2026 Overlay Project, and 2026 Pedestrian Improvement Program Project), and to authorize the City Manager to execute all three Grant Agreements with the Washington State Transportation Improvement Board on behalf of the City.

**Approval(s):**

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. Grant Agreement - 3 - Granite Falls - 2026 Crack Seal
2. Grant Agreement - 3 - Granite Falls - 2026 Overlay
3. Grant Agreement - 3 - Granite Falls - 2026 Pedestrian Improvement Program

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**Budgeted Amount:**

TIB Grant – 2026 Overlay Program \$941,250

TIB Grant – 2026 Crack Seal Program \$66,000

TIB Grant – 2026 Pedestrian Improvement (Granite Ave and 100<sup>th</sup> St) \$110,000

**BARS Code:** 595 42 63 26, 595 42 63 27, 595 42 63 28

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**Summary Statement:**

The City Council is requested to accept three Transportation Improvement Board (TIB) Grant Awards from the Washington State Transportation Improvement Board for the City's 2026 transportation capital improvement projects and authorize the City Manager to execute the

corresponding Grant Agreements on behalf of the City. These three projects invest in Granite Falls' transportation infrastructure, funded through the State's competitive grant process. The total TIB grant funding awarded to the three projects is \$677,180.00, with the City providing a total local match of \$123,020.00 for a combined project value of \$679,200.00.

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### **Background:**

The City of Granite Falls submitted grant applications to the Washington State Transportation Improvement Board seeking funding for three priority transportation infrastructure projects in 2026. The TIB Grant Program is funded through Motor Vehicle Fuel Tax revenue. It provides grants to cities and counties for highway and roadway system improvements that enhance transportation safety, efficiency, and accessibility.

The City's grant applications were evaluated through a competitive process based on project merit, benefit-cost analysis, safety improvements, and alignment with regional transportation priorities. All three projects have been approved for funding.

### **Project 1: 2026 Crack Seal Project - 2-P-820(012)-1**

Crack sealing and preventive pavement maintenance on multiple street locations.

TIB Grant 90% @ \$59,400  
City Match 10% @ \$6,600  
Total Cost \$66,000

### **Project 2: 2026 Overlay Project - 2-P-820(013)-1**

Pavement overlay and resurfacing project covering multiple street segments.

TIB Grant 90% @ \$552,780  
City Match 10% @ \$61,420  
Total Cost \$614,200

### **Project 3: 2026 Pedestrian Improvement Program - C-P-820(002)-1**

Pedestrian safety and accessibility improvements at multiple locations, including sidewalk improvements, accessible pedestrian signals, crosswalk enhancements, and pedestrian-focused infrastructure upgrades.

TIB Grant 54.17% @ \$65,000  
City Match 10% @ \$55,000  
Total Cost \$120,000

### **Staff Recommendation:**

Staff recommends the Council accept the three TIB Grant Awards and authorize the City Manager to execute the corresponding Grant Agreements. These grants will help to improve our pavement condition, transportation safety, and pedestrian accessibility



throughout Granite Falls. The grants award our city substantial funding for our projects.

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**Recommended Motion:**

Move to accept the three Transportation Improvement Board Grant Awards for the City of Granite Falls' 2026 transportation projects (2026 Crack Seal Project, 2026 Overlay Project, and 2026 Pedestrian Improvement Program Project), and to authorize the City Manager to execute all three Grant Agreements (2-P-820(012)-1, 2-P-820(013)-1, and C-P-820(002)-1) with the Washington State Transportation Improvement Board on behalf of the City.



City of Granite Falls  
2-P-820(012)-1  
2026 Crack Seal  
Multiple Locations

STATE OF WASHINGTON  
TRANSPORTATION IMPROVEMENT BOARD  
AND  
City of Granite Falls  
AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the 2026 Crack Seal, Multiple Locations (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Granite Falls, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

1.0 PURPOSE

For the project specified above, TIB shall pay 90.0000 percent of approved eligible project costs up to the amount of \$59,400, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW and/or chapter 47.04 RCW, title 479 WAC, and the terms and conditions listed below.

2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT's Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

3.0 PROJECT FUNDING PARTNERS

The RECIPIENT anticipates receiving additional funding from the following funding partners, in the following amounts. However, in no event shall any non-party to this Agreement, even if referenced as a funding partner below, be considered a third party beneficiary to this Agreement.

| Funding Partners | Amount | Revised Funding |
|------------------|--------|-----------------|
| GRANITE FALLS    | 6,600  |                 |
| WSDOT            | 0      |                 |
| Federal Funds    | 0      |                 |
|                  |        |                 |
|                  |        |                 |
|                  |        |                 |



|                   |       |  |
|-------------------|-------|--|
|                   |       |  |
|                   |       |  |
|                   |       |  |
| TOTAL LOCAL FUNDS | 6,600 |  |

#### 4.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT's submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Bid Authorization Form with plans and engineers estimate
- b) Award Updated Cost Estimate
- c) Bid Tabulations
- d) Contract Completion Updated Cost Estimate with final summary of quantities
- e) Project Accounting History

#### 5.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

#### 6.0 TERM OF AGREEMENT

This Agreement shall be effective upon execution by TIB and shall continue through closeout of the grant or until terminated as provided herein, but shall not exceed 10 years unless amended by the Parties.

#### 7.0 AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

#### 8.0 ASSIGNMENT

The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.



## 9.0 GOVERNANCE & VENUE

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## 10.0 DEFAULT AND TERMINATION

### 10.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) In response to the notice, RECIPIENT shall provide a written response within 10 business days of receipt of TIB's notice of non-compliance, which should include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details.
- c) TIB will provide 30 days for RECIPIENT to make reasonable progress toward compliance pursuant to its plan to correct or implement its amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold further payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 10.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:

- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

### 10.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 10.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.



#### 10.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

#### 11.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue and other revenue sources. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 10. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

#### 12.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the maximum payable TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060 and/or WAC 479-10-575. If an increase is denied, the recipient shall be liable for all costs incurred in excess of the maximum amount payable by TIB. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the intended ratio between TIB funds and total project costs, as described in Section 1.0 of this Agreement.

#### 13.0 INDEPENDENT CAPACITY

The RECIPIENT shall be deemed an independent contractor for all purposes and the employees of the RECIPIENT or any of its contractors, subcontractors, and employees thereof shall not in any manner be deemed employees of TIB.

#### 14.0 INDEMNIFICATION AND HOLD HARMLESS

The PARTIES agree to the following:

Each of the PARTIES, shall protect, defend, indemnify, and save harmless the other PARTY, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from, that PARTY's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No PARTY will be required to indemnify, defend, or save harmless the other PARTY if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other PARTY. Where such claims, suits, or actions result from the concurrent negligence of the PARTIES, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a PARTY's own negligence. Each of the PARTIES agrees that its obligations under this subparagraph extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the PARTIES, by mutual negotiation, hereby waives, with respect to the other PARTY only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW. In any action to enforce the provisions





of the Section, the prevailing PARTY shall be entitled to recover its reasonable attorney's fees and costs incurred from the other PARTY. The obligations of this Section shall survive termination of this Agreement.

#### 15.0 DISPUTE RESOLUTION

- a) The PARTIES shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this AGREEMENT. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this AGREEMENT.
- b) Informal Resolution. The PARTIES shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the PARTIES are unable to resolve the dispute, the PARTIES shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The PARTIES shall share equally in the cost of the mediator.
- d) Each PARTY agrees to compromise to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The PARTIES agree that they shall have no right to seek relief in a court of law until and unless the Dispute Resolution process has been exhausted.

#### 16.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington and/or 47.04 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

#### 17.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.



Washington State Transportation Improvement Board  
Grant Agreement

2-P-820(012)-1

Approved as to Form  
Attorney General

By:

Signature on file

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Albert H. Wang  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

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Chief Executive Officer

Date

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Executive Director

Date

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Print Name

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Print Name



City of Granite Falls  
2-P-820(013)-1  
2026 Overlay  
Multiple Locations

STATE OF WASHINGTON  
TRANSPORTATION IMPROVEMENT BOARD  
AND  
City of Granite Falls  
AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the 2026 Overlay, Multiple Locations (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Granite Falls, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

1.0 PURPOSE

For the project specified above, TIB shall pay 90.0000 percent of approved eligible project costs up to the amount of \$552,780, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW and/or chapter 47.04 RCW, title 479 WAC, and the terms and conditions listed below.

2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT's Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

3.0 PROJECT FUNDING PARTNERS

The RECIPIENT anticipates receiving additional funding from the following funding partners, in the following amounts. However, in no event shall any non-party to this Agreement, even if referenced as a funding partner below, be considered a third party beneficiary to this Agreement.

| Funding Partners | Amount | Revised Funding |
|------------------|--------|-----------------|
| GRANITE FALLS    | 61,420 |                 |
| WSDOT            | 0      |                 |
| Federal Funds    | 0      |                 |
|                  |        |                 |
|                  |        |                 |
|                  |        |                 |



|                   |        |  |
|-------------------|--------|--|
|                   |        |  |
|                   |        |  |
|                   |        |  |
| TOTAL LOCAL FUNDS | 61,420 |  |

#### 4.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT's submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Bid Authorization Form with plans and engineers estimate
- b) Award Updated Cost Estimate
- c) Bid Tabulations
- d) Contract Completion Updated Cost Estimate with final summary of quantities
- e) Project Accounting History

#### 5.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

#### 6.0 TERM OF AGREEMENT

This Agreement shall be effective upon execution by TIB and shall continue through closeout of the grant or until terminated as provided herein, but shall not exceed 10 years unless amended by the Parties.

#### 7.0 AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

#### 8.0 ASSIGNMENT

The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.



## 9.0 GOVERNANCE & VENUE

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## 10.0 DEFAULT AND TERMINATION

### 10.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) In response to the notice, RECIPIENT shall provide a written response within 10 business days of receipt of TIB's notice of non-compliance, which should include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details.
- c) TIB will provide 30 days for RECIPIENT to make reasonable progress toward compliance pursuant to its plan to correct or implement its amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold further payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 10.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:

- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

### 10.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 10.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.





#### 10.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

#### 11.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue and other revenue sources. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 10. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

#### 12.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the maximum payable TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060 and/or WAC 479-10-575. If an increase is denied, the recipient shall be liable for all costs incurred in excess of the maximum amount payable by TIB. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the intended ratio between TIB funds and total project costs, as described in Section 1.0 of this Agreement.

#### 13.0 INDEPENDENT CAPACITY

The RECIPIENT shall be deemed an independent contractor for all purposes and the employees of the RECIPIENT or any of its contractors, subcontractors, and employees thereof shall not in any manner be deemed employees of TIB.

#### 14.0 INDEMNIFICATION AND HOLD HARMLESS

The PARTIES agree to the following:

Each of the PARTIES, shall protect, defend, indemnify, and save harmless the other PARTY, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from, that PARTY's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No PARTY will be required to indemnify, defend, or save harmless the other PARTY if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other PARTY. Where such claims, suits, or actions result from the concurrent negligence of the PARTIES, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a PARTY's own negligence. Each of the PARTIES agrees that its obligations under this subparagraph extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the PARTIES, by mutual negotiation, hereby waives, with respect to the other PARTY only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW. In any action to enforce the provisions



of the Section, the prevailing PARTY shall be entitled to recover its reasonable attorney's fees and costs incurred from the other PARTY. The obligations of this Section shall survive termination of this Agreement.

#### 15.0 DISPUTE RESOLUTION

- a) The PARTIES shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this AGREEMENT. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this AGREEMENT.
- b) Informal Resolution. The PARTIES shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the PARTIES are unable to resolve the dispute, the PARTIES shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The PARTIES shall share equally in the cost of the mediator.
- d) Each PARTY agrees to compromise to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The PARTIES agree that they shall have no right to seek relief in a court of law until and unless the Dispute Resolution process has been exhausted.

#### 16.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington and/or 47.04 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

#### 17.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.



Washington State Transportation Improvement Board  
Grant Agreement

2-P-820(013)-1

Approved as to Form  
Attorney General

By:

Signature on file

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Albert H. Wang  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

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Chief Executive Officer

Date

---

Executive Director

Date

---

Print Name

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Print Name



City of Granite Falls  
C-P-820(002)-1  
2026 Pedestrian Improvement Program  
Multiple Locations

STATE OF WASHINGTON  
TRANSPORTATION IMPROVEMENT BOARD  
AND  
City of Granite Falls  
AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the 2026 Pedestrian Improvement Program, Multiple Locations (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Granite Falls, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

1.0 PURPOSE

For the project specified above, TIB shall pay 54.1667 percent of approved eligible project costs up to the amount of \$65,000, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW and/or chapter 47.04 RCW, title 479 WAC, and the terms and conditions listed below.

2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT's Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

3.0 PROJECT FUNDING PARTNERS

The RECIPIENT anticipates receiving additional funding from the following funding partners, in the following amounts. However, in no event shall any non-party to this Agreement, even if referenced as a funding partner below, be considered a third party beneficiary to this Agreement.

| Funding Partners | Amount | Revised Funding |
|------------------|--------|-----------------|
| GRANITE FALLS    | 55,000 |                 |
| WSDOT            | 0      |                 |
| Federal Funds    | 0      |                 |
|                  |        |                 |
|                  |        |                 |
|                  |        |                 |



|                   |        |  |
|-------------------|--------|--|
|                   |        |  |
|                   |        |  |
|                   |        |  |
| TOTAL LOCAL FUNDS | 55,000 |  |

#### 4.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT's submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Bid Authorization Form with plans and engineers estimate
- b) Award Updated Cost Estimate
- c) Bid Tabulations
- d) Contract Completion Updated Cost Estimate with final summary of quantities
- e) Project Accounting History

#### 5.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

#### 6.0 TERM OF AGREEMENT

This Agreement shall be effective upon execution by TIB and shall continue through closeout of the grant or until terminated as provided herein, but shall not exceed 10 years unless amended by the Parties.

#### 7.0 AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

#### 8.0 ASSIGNMENT

The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.





## 9.0 GOVERNANCE & VENUE

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## 10.0 DEFAULT AND TERMINATION

### 10.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) In response to the notice, RECIPIENT shall provide a written response within 10 business days of receipt of TIB's notice of non-compliance, which should include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details.
- c) TIB will provide 30 days for RECIPIENT to make reasonable progress toward compliance pursuant to its plan to correct or implement its amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold further payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 10.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:

- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

### 10.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 10.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.



#### 10.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

#### 11.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue and other revenue sources. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 10. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

#### 12.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the maximum payable TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060 and/or WAC 479-10-575. If an increase is denied, the recipient shall be liable for all costs incurred in excess of the maximum amount payable by TIB. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the intended ratio between TIB funds and total project costs, as described in Section 1.0 of this Agreement.

#### 13.0 INDEPENDENT CAPACITY

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#### 14.0 INDEMNIFICATION AND HOLD HARMLESS

The PARTIES agree to the following:

Each of the PARTIES, shall protect, defend, indemnify, and save harmless the other PARTY, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from, that PARTY's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No PARTY will be required to indemnify, defend, or save harmless the other PARTY if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other PARTY. Where such claims, suits, or actions result from the concurrent negligence of the PARTIES, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a PARTY's own negligence. Each of the PARTIES agrees that its obligations under this subparagraph extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the PARTIES, by mutual negotiation, hereby waives, with respect to the other PARTY only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW. In any action to enforce the provisions



of the Section, the prevailing PARTY shall be entitled to recover its reasonable attorney's fees and costs incurred from the other PARTY. The obligations of this Section shall survive termination of this Agreement.

#### 15.0 DISPUTE RESOLUTION

- a) The PARTIES shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this AGREEMENT. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this AGREEMENT.
- b) Informal Resolution. The PARTIES shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the PARTIES are unable to resolve the dispute, the PARTIES shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The PARTIES shall share equally in the cost of the mediator.
- d) Each PARTY agrees to compromise to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The PARTIES agree that they shall have no right to seek relief in a court of law until and unless the Dispute Resolution process has been exhausted.

#### 16.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington and/or 47.04 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

#### 17.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.



Washington State Transportation Improvement Board  
Grant Agreement

C-P-820(002)-1

Approved as to Form  
Attorney General

By:

Signature on file

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Albert H. Wang  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

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Chief Executive Officer

Date

---

Executive Director

Date

---

Print Name

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Print Name



## CITY COUNCIL AGENDA BILL

**Subject:** 7.h.

**Originating Dept.:** Planning Department

**Action Recommended:** Approve agreement with Granicus for implementation and annual subscription for SmartGov Permitting module permitting software, and authorize the City Manager to execute the agreement on behalf of the City..

**Approval(s):** City Manager  
Finance

Attorney

**Meeting Date:** December 3, 2025

**Date Submitted:**

**Exhibit(s):**

1. SmartGov Contract

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**Budgeted Amount:** 30,000

**BARS Code:** 558 60 41 05

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### Summary Statement:

The City of Granite Falls recently completed a thorough review process to find the best permitting software solution for our community. After reviewing proposals, demos, and overall fit, staff is recommending that the City move forward with Granicus, utilizing the SmartGov Permitting Module.

Choosing Granicus gives the City a flexible, user-friendly system enhancing services to applicants, increasing transparency, and streamlining workflows - key priorities as the City prepares for increased development activity once the sewer moratorium is lifted. Granicus offers modern, cloud-based permitting software to support the City's development review.

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### Background:

To ensure the City selected a solution that best meets community expectations and



operational needs, staff conducted a comparative review of five different permitting software vendors. Evaluation criteria included system functionality, user interface quality, integration with existing City systems, implementation timeline, customer support, cost, and overall adaptability for future growth.

Following this comprehensive assessment, Granicus emerged as the most effective and reliable solution based on our needs. The platform offers an intuitive public-facing portal that simplifies the permit application process for residents, contractors, and businesses. Major benefits include automated workflows for staff and contracted reviewers, improved transparency, and reporting tools that will streamline internal operations and reduce processing times, and ensure compliance with State-mandated permitting timelines and reporting. The online platform allows users to apply for permits, make payments, view submittal documents, and track progress and status of active permits at any time.

The contract includes full implementation services, including process analysis and recommendations based on Granite Falls' particular needs, training, as well as ongoing product support, enhancements, and additional modules should the City choose to expand use of it in the future.

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**Recommended Motion:**

Motion to approve the agreement with Granicus for the implementation and annual subscription for SmartGov Permitting Module software, and authorize the City Manager to execute the agreement on behalf of the City.

## Granicus Proposal for Granite Falls, WA

### ORDER DETAILS

**Prepared By:** Taylor Brodersen  
**Phone:** (814) 720-4368  
**Email:** taylor.brodersen@granicus.com  
**Order #:** Q-499360  
**Prepared On:** 25 Nov 2025  
**Expires On:** 31 Dec 2025

### ORDER TERMS

**Currency:** USD  
**Payment Terms:** Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)  
**Period of Performance:** The term of the Agreement will commence on the date this document is signed and will continue for 12 months.

## PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

| One-Time Fees                             |                   |               |              |
|-------------------------------------------|-------------------|---------------|--------------|
| Solution                                  | Billing Frequency | Quantity/Unit | One-Time Fee |
| SmartGov Training                         | Upon Delivery     | 1 Each        | \$3,040.80   |
| SmartGov Custom Implementation            | Upon Delivery     | 1 Each        | \$0.00       |
| Project Management - SmartGov             | Upon Delivery     | 1 Each        | \$3,631.01   |
| Map Connector Configuration               | Upon Delivery     | 1 Each        | \$1,312.50   |
| Parcel Connector Configuration            | Upon Delivery     | 1 Each        | \$3,281.25   |
| Portal Configuration                      | Upon Delivery     | 1 Each        | \$1,312.50   |
| Fees Configuration (Pages)                | Upon Delivery     | 8 Each        | \$4,460.40   |
| General Config                            | Upon Delivery     | 1 Each        | \$2,625.00   |
| Workflow template customization           | Upon Delivery     | 1 Each        | \$3,711.75   |
| Existing Merchant Connector Configuration | Upon Delivery     | 1 Each        | \$1,575.00   |
| Contractor Connector Configuration        | Upon Delivery     | 1 Each        | \$1,312.50   |
| BlueBeam Connector Configuration          | Upon Delivery     | 1 Each        | \$1,575.00   |
| SUBTOTAL:                                 |                   |               | \$27,837.71  |

| New Subscription Fees         |                   |               |             |
|-------------------------------|-------------------|---------------|-------------|
| Solution                      | Billing Frequency | Quantity/Unit | Annual Fee  |
| SmartGov - Core               | Annual            | 1 Each        | \$7,198.80  |
| SmartGov Permitting           | Annual            | 1 Each        | \$0.00      |
| SmartGov Connector Merchant   | Annual            | 1 Each        | \$1,440.60  |
| SmartGov Connector Contractor | Annual            | 1 Each        | \$1,440.60  |
| SmartGov Connector BlueBeam   | Annual            | 1 Each        | \$1,440.60  |
| SUBTOTAL:                     |                   |               | \$11,520.60 |



## PRODUCT DESCRIPTIONS

| Solution                      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SmartGov Permitting           | Annual subscription for SmartGov Permitting Module for building and planning permits, inspections, and contacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SmartGov Training             | Includes up to two (2) hours of User Acceptance Training to prepare primary users for Validation, focused on navigation and testing best practices.<br>Go-Live training will span a one (1) week period, provided in three (3) hour sessions focused on Permit/Application Intake, Review, Inspections and Code Enforcement processes (as needed).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Project Management - SmartGov | <p>Project Management: Company Project Manager will act as an extension of the Subscriber's team and manage the implementation from start to finish. The Subscriber will have access to a personalized timeline which will be reviewed on a regular cadence. The Project Manager will partner with the Subscriber to coordinate all services, management of the project timeline, and help identify risks and/or issues.</p> <p>Project Management Services include:</p> <ul style="list-style-type: none"> <li>• Project planning and kickoff meetings.</li> <li>• Project schedule developed and maintained according to the SOW tasks, deliverables, dependencies, and resource assignments.</li> <li>• Status reporting and coordination of status meetings, bi-weekly, or as required.</li> <li>• Schedule monitoring and scope management.</li> <li>• Risk Management planning to identify, analyze, and mitigate risks.</li> <li>• Action Item and decision tracking, as well as resolving and escalating issues.</li> <li>• Change control management and issue tracking.</li> <li>• Company project resource management.</li> <li>• Verify product and deliverable acceptance with Subscriber.</li> <li>• Facilitating transition to Support.</li> <li>• Company's Project Manager will serve as the single point of contact for the project related to this SOW.</li> </ul> |
| Portal Configuration          | <p>Company will customize Subscriber's Portal by:</p> <ul style="list-style-type: none"> <li>• Loading Subscriber logo.</li> <li>• Exposing all permits/business licenses identified in Configuration</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



| Solution                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            | <p>workbook in which citizens will have access.</p> <ul style="list-style-type: none"> <li>• Advising on best practices for public release timeline and access code configuration.</li> <li>• Load Subscriber custom verbiage into limited fields.</li> <li>• Provide the access URL (Uniform Resource Locator) for Subscriber to add link to jurisdiction web pages.</li> </ul> <p>Includes consultant-led end-to-end walkthrough and demonstration of UAT/Validation process to Subscriber to confirm functionality meets configuration requirements.</p>                                                                                                                                                                                                                                                                                                           |
| Fees Configuration (Pages) | <p>Subscriber Fees configured based on provided Fee schedule and according to Configuration Workbook. Based on Subscriber fee schedule, defined in the Order Form, Company will:</p> <ul style="list-style-type: none"> <li>• Setup Subscriber fee code calculations.</li> <li>• Load Subscriber FMS (Financial Management System) / GL (General Ledger Code) (according to Configuration Workbook).</li> <li>• Load Subscriber Valuation table (according to Configuration Workbook or ICC (International Chamber of Commerce) table). Setup Subscriber fixture costs (according to Configuration Workbook).</li> <li>• Load other Subscriber custom attributes / details as required for Subscriber fee calculations (according to Configuration Workbook).</li> </ul>                                                                                              |
| General Config             | <p>General Configuration: As part of the General Configuration, Company will:</p> <ul style="list-style-type: none"> <li>• Create Subscriber database with best practice defaults.</li> <li>• Provide Validation environment access to Subscriber.</li> <li>• Load Subscriber users with Company standard permissions (according to Configuration Workbook).</li> <li>• Configure system values (locality, time zone, header and footer detail, standard report settings).</li> <li>• Load Client Code References/Violation types (according to Configuration Workbook).</li> <li>• Set up General Ledger accounts.</li> <li>• Load Subscriber logo.</li> <li>• Provide access to over 100 reports and output document templates. Subscriber receives credentials for environment when initial configuration items under General Configuration deliverable</li> </ul> |

| Solution                                  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                           | are completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Workflow template customization           | <p>Workflow Template Configuration: Company will configure process templates as defined in the Business Process Analysis phase for each department in scope: Building/Permits, Code Enforcement, Licensing and/or Recurring Inspections. Company will:</p> <p>Load Subscriber Code References/Violation types (according to Configuration Workbook).</p> <p>Load custom attributes/details within the limited fields available (not associated with fees, according to Configuration Workbook).</p> <p>Configure workflow to meet business requirements defined in Configuration Workbook.</p> <p>Consultant-led end-to-end walkthrough and demonstration of UAT/Validation process to Subscriber to confirm functionality meets configuration requirements.</p> <p>Completed upon configuration according to documentation in the Configuration Workbook<br/>Percentage: 100%</p> |
| Existing Merchant Connector Configuration | <p>Configure merchant connection.<br/>Test and troubleshoot connection during test process.</p> <p>Subscriber to provide the required linking information for Company to complete the setup. These will often include connection URLs, Login IDs, and Transaction Keys. Requirements vary slightly depending on the selected Merchant.</p> <p>SmartGov will not test in Production environments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

## TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at <https://granicus.com/legal/licensing>, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-499360 dated 25 Nov 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Granite Falls, WA to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.

## BILLING INFORMATION

|                         |  |                                            |                           |
|-------------------------|--|--------------------------------------------|---------------------------|
| <b>Billing Contact:</b> |  | <b>Purchase Order Required?</b>            | [   ] - No<br>[   ] - Yes |
| <b>Billing Address:</b> |  | <b>PO Number:</b><br><i>If PO required</i> |                           |
| <b>Billing Email:</b>   |  | <b>Billing Phone:</b>                      |                           |

**If submitting a Purchase Order, please include the following language:**

*The pricing, terms, and conditions of quote Q-499360 dated 25 Nov 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.*

## AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

| Granite Falls, WA |  |
|-------------------|--|
| <b>Signature:</b> |  |
| <b>Name:</b>      |  |
| <b>Title:</b>     |  |
| <b>Date:</b>      |  |