



CITY OF
GRANITE FALLS

SPECIAL PLANNING COMMISSION MEETING MINUTES

January 6, 2026
6:30 PM
Civic Center

Planning Commission	Commissioner Frederick Cruger, Commissioner Jude Anderson, Commissioner Scott Morrison, Commissioner Loren Tongsgard
Members Absent	Commissioner Laura Houk
City Staff	City Clerk Darla Wilkins, Planning Director Amy Hess, Deputy City Clerk Carole Williams
Consultants	Patrick Kelly, Consultant Planner, AHBL

1. CALL TO ORDER (VIA IN-PERSON)

Chair Frederick Cruger called the Planning Commission Meeting to order at 6:30 p.m.

2. FLAG SALUTE

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

3. ROLL CALL

Chair Frederick Cruger verbally called out each of the Planning Commission Member's names.

City Clerk Darla Wilkins took note of the meeting attendance.

4. NEW BUSINESS

4.A. Title 19, *Unified Development Code*, and 21 *Impact Fees*, amendments

Planning Director Amy Hess, along with the assistance of Patrick Kelly, AHBL, reviewed the proposed amendments to the GFMC Title 19, Unified Development Code. This review included discussion and input on the following items:

Summary:

Amendments to Title 19 to ensure consistency with the recently adopted 2024 Comprehensive Plan, and to improve clarity and processes. Some amendments are due to a public comment letter received. Other amendments are based on integrating local requirements associated with the City's obligations under the Growth Management Act and recently enacted legislation by the Washington State Legislature regarding Title 21 (Impact fees).

Timeline:

- SEPA Determination issued, and one public comment was received.
- Proposed code amendments were sent to the Department of Commerce for a 60-day review period and one agency comment was received.
- Planning Commission held a study session (tonight) and a public hearing (January 13)
- City Council study session (January 14) with a public hearing (January 21)

Suggested Amendments:

- Please see Staff Report for all proposed amendments dated December 19, 2025.

Planning Commission Suggested Changes:

- Page 9 of 67 - spelling error "hat" - first sentence

David Toyer Letter - Proposed Revisions Requested:

- Alley loaded parking within MR zone (Planning Commission in agreement)
- Highway 92 - buffer (discussion). Multiple options discussed, with Planning Commission suggesting allowing development to choose

from two options to allow flexibility.

- Contiguous ownership - update language to state "*under contiguous ownership at the time of application*" to address Toyer comment but still retain the intent of the provision.

Other Planning Commission review questions & suggested changes:

- Page 22 (D)(1) change "*Know all ~~men~~ persons by these presents...*"
- Page 11 - Accessory living quarters are not permitted in residential areas (Planning Director Amy Hess to look into how this is defined)
- Page 11 - General warehousing - Where do the mini-storage units fit in these categories? (Planning Director Amy Hess to look into and get back on which zones these are permitted in)
- Page 14 - Mobile home parks - were these not eliminated? (Planning Director Amy Hess to look into)
- Page 12 - Display or community garden - Seems appropriate to allow in a Public Park (Planning Director Amy Hess to look into)
- Page 14 - Automobile sales and rentals are not allowed in the CBD zone, but on Page 15 - Boat sales and repairs are allowed as a conditional use (Planning Director Amy Hess to look into - change to be consistent = boat sales/repairs not allowed in CBD zones)
- Page 56 - LID agreement - spell out (Local Improvement District)
- Clarify the Definitions of "Public Facilities" and "Transportation Facilities"
- Can the definitions be hyperlinked to the Washington State Code Definitions? (Planning Director Amy Hess to ask Code Publishing)

5. ADJOURNMENT

With no further business to come before the Planning Commission, the meeting was adjourned at 7:19 PM.