



PLANNING COMMISSION MEETING AGENDA

**April 14, 2026
6:30 PM
Civic Center**

The Granite Falls Planning Commission will hold its meeting in person. A Zoom link may be requested by contacting the City Clerk at darla.wilkins@ci.granite-falls.wa.us, no later than 3:00 p.m. on the day of the meeting. Virtual access is provided for listening purposes only. Public comment will not be accepted via Zoom. City residents who wish to provide a comment may email the City Clerk with their name, address, and the message they would like read into the record.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
 - 4.A. Approval of January 13, 2026 Minutes**
 - 4.B. Approval of February 10, 2026 Minutes**
 - 4.C. Approval of February 24, 2026**
- 5. NEW BUSINESS**
 - 5.A. Moonbird Farms Preliminary Plat Public Meeting**
 - 5.B. Title 19, *Unified Development Code*, Proposed Amendments**
- 6. CURRENT BUSINESS**
- 7. STAFF REPORTS**
 - 7.A. City Clerk Report**
- 8. CORRESPONDENCE**
- 9. ADJOURNMENT**

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



CITY OF
GRANITE FALLS

PLANNING COMMISSION AGENDA BILL

Subject: 4.A.

Originating Dept.: City Clerk

Action Recommended: Motion to approve the minutes of January 13, 2026.

Approval(s): Approve
City Clerk

Meeting Date: April 14, 2026

Date Submitted:

Exhibit(s):

1. 01-06-2026 Minutes

Budgeted Amount:

BARS Code:

Summary Statement:

The planning commission minutes are the official action taken and direction given at the meetings of the planning commission.

Background:

Recommended Motion:



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 Tonggard
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 does 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.



CITY OF
GRANITE FALLS

PLANNING COMMISSION AGENDA BILL

Subject: 4.B.

Originating Dept.: City Clerk

Action Recommended: Motion to approve the minutes of February 10, 2026.

Approval(s): Approve
City Clerk

Meeting Date: April 14, 2026

Date Submitted:

Exhibit(s):

1. 02-10-2026 Minutes
-

Budgeted Amount:

BARS Code:

Summary Statement:

The planning commission minutes are the official action taken and direction given at the meetings of the planning commission.

Background:

Recommended Motion:



CITY OF
GRANITE FALLS

**PLANNING COMMISSION MEETING
MINUTES**

**February 10, 2026
6:30 PM
Civic Center**

Planning Commission Commissioner Frederick Cruger, Commissioner Jude Anderson,
Commissioner Scott Morrison, Commissioner Laura Houk,
Commissioner Loren Tongsgard

Members Absent

City Staff City Clerk Darla Wilkins, Planning Director Amy Hess

Consultants Eric Jensen, EJ Municipal Land Use Planning LLC, Anisa Thaci,
AHBL, Inc., Jeff Parsons, Herrera Environmental

1. CALL TO ORDER

Chair Frederick Cruger called the 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. APPROVAL OF MINUTES

4.A. Approval of December 9, 2025 Minutes

MOTION:	Motion to approve the minutes as written.
MOVER:	Planning Commissioner Jude Anderson
SECONDER:	Planning Commissioner Loren Tongsgard

AYES:	Chair/Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Loren Tonsgard, Planning Commissioner Laura Houk
NAYS:	None
RESULT:	Passed

5. NEW BUSINESS

None.

6. CURRENT BUSINESS

6.A. Critical Area Regulations Update - Granite Falls Municipal Code 19.07.020

Planning Director Amy Hess explained the reasons why the Planning Commission has had so many recent meetings. She explained that the Critical Areas Regulations and the Parks Recreation and Open Space (PROS) Plan were the last two items needing to be adopted on the list. Once these items are finalized and adopted, the City will be eligible to begin spending the state funding the city has received. This is the main reason behind the number of meetings and the push. The March 10, 2026 meeting will be canceled as a special thank you for attending the additional meetings over the past two months.

Anisa Thaci, AHBL & Jeff Parsons with Herrera Environmental Consultants, reviewed the Draft Critical Areas Regulations Update with the Planning Commission.

The Planning Commission commented on some changes they wanted to see made to the document including:

- Numbering changes (page 12)
- Remove "heard by" (page 12)
- Channel Migration Hazard Zone = clarify language
- Change all SCS references to NRCS (page 14)
- Add diameter breast height for clarification (page 15)
- Aquifer Recharge Areas (verbiage is redundant) (pages 33 & 49)

6.B. Parks Recreation and Open Space (PROS) Plan

Planning Director Amy Hess and Consultant Planner Eric Jensen reviewed the background, grant program requirements, and proposed changes to the Draft Parks, Recreation and Open Space (PROS) Plan. The following items were discussed, and the following changes were proposed after reviewing with the Planning Commission:

- Page 9 - Economic Section - last sentence: "Property values are enhanced when parks are within walking distance, increasing property tax values."
- Page 16 - 7.4 Economic Context - second sentence: "Medium Household Income: Estimated at \$100,720 (2023 ACS) This represents a substantial increase from previous decades."
- Page 18 - 8.1 - second sentence: "These priorities have contributed to and helped shaped the Goals of this document."
- Page 19 - 8.3 - Turning Feedback into Action - first bullet: Because you asked for trails, the PROS plan prioritizes the inter- intra- Granite Falls connection.
- Page 21 - Chapter 9 - Existing Parks Program - The park inventory listed here does not meet the park inventory that is listed in the comprehensive plan.
- Page 21 - Dog Park - Change name to Eagle Park
- Page 22 - Add in after first sentence in the Maintenance section: At Eagle Park, both the labor and expenses are shared by the users.
- Page 30 - Multi-Purpose Fields - "Availability is limited ~~to~~ by the school calendar"
- Page 32 - 12.6 Organized Programs & Sports Leagues - "Currently, Granite Falls has minimal no City-run recreation programming."
- Page 57 - 18.6 Indigenous Partnerships & Cultural Stewardship - second sentence "Meaningful partnership with these Nations ~~will~~ would enhance park management and cultural relevance."
- Page 63 - Last Paragraph, second sentence - "Over the last 2-3 years, the Parks Program has expanded its budget to include a community arts program....." - Does the city really have a community arts program?
- Page 167 - Frank Mason Park - Narrative & Inventory sections say two different things on ADA access. - need to make consistent

7. CORRESPONDENCE

None.

8. ADJOURNMENT

With no further business to come before the Planning Commission, the meeting was adjourned at 8:04 p.m.



CITY OF
GRANITE FALLS

PLANNING COMMISSION AGENDA BILL

Subject: 4.C.

Originating Dept.: City Clerk

Action Recommended: Motion to approve the minutes of February 24, 2026.

Approval(s): Approve
City Clerk

Meeting Date: April 14, 2026

Date Submitted:

Exhibit(s):

1. 02-24-2026 Minutes
-

Budgeted Amount:

BARS Code:

Summary Statement:

The planning commission minutes are the official action taken and direction given at the meetings of the planning commission.

Background:

Recommended Motion:



CITY OF
GRANITE FALLS

**SPECIAL PLANNING COMMISSION MEETING
MINUTES**

**February 24, 2026
6:30 PM
Civic Center**

Planning
Commission

Chair/Commissioner Frederick Cruger
Commissioner Jude Anderson
Commissioner Scott Morrison
Commissioner Laura Houk
Commissioner Loren Tonggard

Members Absent

City Staff

City Clerk Darla Wilkins
Planning Director Amy Hess

Consultants

Anisa Thaci, AICP and Wayne Carlson, FAICP, LEED, AP AHBL,
Contract City Planners
Jeff Parsons, PHD, PE, Herrera Environmental Consultants

1. CALL TO ORDER

Chair Frederick Cruger called the 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

City Clerk Darla Wilkins verbally called out each of the Planning Commission Member's names and took note of the meeting attendance.

4. NEW BUSINESS

4.A. Public Hearing at 6:30 PM or soon after on Critical Area Regulations Update - Granite Falls Municipal Code 19.07.020

MOTION:	Motion to open the public hearing.
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MOVER:	Planning Commissioner Jude Anderson
SECONDER:	Planning Commissioner Loren Tonsgard
AYES:	Chair/Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Loren Tonsgard, Planning Commissioner Laura Houk
NAYS:	None
RESULT:	Passed

Planning Director Amy Hess mentioned the City had received some additional revisions from the Department of Ecology and the Department of Natural Resources since the last time the Planning Commission had reviewed the Critical Areas Regulations.

Wayne Carlson, Anisa Thaci and Jeff Parsons worked together to share, comment and answer questions regarding the following additional revisions;

- Schedule
- Purpose of Proposed Amendments
- GFMC 19.07.020(A)(2) Amendments
- GFMC 19.07.020(C) Exemptions
- GFMC 19.07.020(D) Reasonable Use Exception

Planning Commission comment: Change #5 to 3E

- GFMC 19.07.020(1)(4) Landslide Hazard Areas
- GFMC 19.07.020(1)(7) Channel Migration Hazard Zones
- GFMC 19.07.020(J)(2) Wetlands
- GFMC 19.07.020(J) Performance Standards for Critical Areas
- GFMC 19.07.020(J)(2) Minimization Measures
- GFMC 19.07.020(J)(e)(iii) Acreage Replacement Ratios
- GFMC 19.07.020(J)(2) Wetlands
- GFMC 19.07.020(J)(5) Fish and Wildlife Habitat Buffer Areas

Planning Commission suggested changes:

Page 27 - change 40 to 9

Page 82 - change lands to Lands

Page 82 - change ~~different~~ to difference

No one was online or in the audience to make a public comment.

MOTION:	Motion to close the public hearing.
MOVER:	Planning Commissioner Scott Morrison
SECONDER:	Planning Commissioner Laura Houk
AYES:	Chair/Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Loren Tonsgard, Planning Commissioner Laura Houk
NAYS:	None
RESULT:	Passed

MOTION:	Motion to approve the proposed amendments as presented and forward to City Council for consideration and adoption by ordinance.
MOVER:	Planning Commissioner Jude Anderson
SECONDER:	Planning Commissioner Laura Houk
AYES:	Chair/Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Loren Tonsgard, Planning Commissioner Laura Houk
NAYS:	None
RESULT:	Passed

5. ADJOURNMENT

With no further business to come before the Planning Commission, the meeting was adjourned at 7:07 p.m.



PLANNING COMMISSION AGENDA BILL

Subject: 5.A.

Originating Dept.: Planning Department

Action Recommended: Approve the proposed street names for the Plat of Moonbird Farms, City File Number PA2026-001, and advise staff to continue with the review and approval process as set forth in Granite Falls Municipal Code Section 19.04A.

Approval(s): Approve

Meeting Date: April 14, 2026

Date Submitted:

Exhibit(s):

1. Item 5.A. Memo
2. Moonbird Farms Plat Map

Budgeted Amount:

BARS Code:

Summary Statement:

Applicant has requested preliminary subdivision approval and State Environmental Policy Act (SEPA) review in order to construct a 37-lot subdivision and associated improvements, the proposal has been routed to all pertinent departments and agencies for review. After staff review, a SEPA Determination of non-significance was issued on March 10; no appeals were filed.

Preliminary Plats require a Type III review which goes before the Hearing Examiner. It also allows for a public meeting to be held prior to the hearing examiner hearing with Planning Commission. Consistent with the City's current Public Works Standards, the Planning Commission is requested to make a recommendation on proposed street names.

Background:

Recommended Motion:



PLANNING COMMISSION MEMO

To: Planning Commissioners

From: Amy Hess, Planning Director

Date: April 14, 2026

Item 5.A.

Summary/Background

The City received an application for a 37-lot subdivision and State Environmental Policy Act (SEPA) review on February 3, 2026, and deemed it complete on February 13, 2026. Staff processed the application, provided technical review comments, and issued a SEPA Determination of Non-significance on March 10, 2026.

The applicant provided a resubmittal package that addressed the items identified in the technical review comments and staff has prepared a Staff Recommendation to take to the Hearing Examiner on April 16, 2026.

Subdivisions are a Type III Review which require a public meeting before the Planning Commission, and the current Public Works Standards require recommendation from the Planning Commission on proposed street names.

Attachments

Moonbird Farms Preliminary Plat Map

A PORTION OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 06 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- ZONING LINE
- PROPOSED R/W LINE
- EXISTING R/W LINE
- 1/4 SECTION LINE
- EXISTING PARCEL LINE
- TYPE IV LANDSCAPE BUFFER
- EASEMENT LINE
- BUILDING SETBACK
- EXISTING PAVEMENT
- CLEARING LIMIT
- EXISTING SEWERLINE
- EXISTING WATERLINE
- EXISTING STORMLINE
- EXISTING POWERLINE
- EXISTING FENCE
- EXISTING GAS LINE
- SPLIT RAIL FENCE
- EXISTING POWER POLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- PROPOSED ROOF AREA
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- LANDSCAPE BUFFER AREA
- LANDSCAPE AREA

BOUNDARY LINE TABLE

Line #	Length	Direction
L2	3.00	N89° 18' 43"E

BOUNDARY CURVE TABLE

Curve #	Length	Radius	Delta
C1	23.77	1960.97	000° 41' 40"
C2	117.64	56.50	119° 17' 54"
C3	22.76	25.00	052° 09' 27"
C4	28.36	18.00	090° 15' 42"

Sheet List Table

Sheet Number	Sheet Title
P1	Cover Sheet
P2	Existing Conditions Map
P3	Preliminary Site Plan
P4	Preliminary Grading and Reclamation Plan
P5	Preliminary Storm Plan

LEGAL DESCRIPTION

PARCEL A: THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, LESS NORTHERN PACIFIC RAILWAY RIGHT OF WAY, AND LESS ROADS.

PLUS ALL THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 34.82 FEET; THENCE SOUTHEASTERLY, IN A STRAIGHT LINE, TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, THAT IS 17.41 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 17.41 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH, ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING.

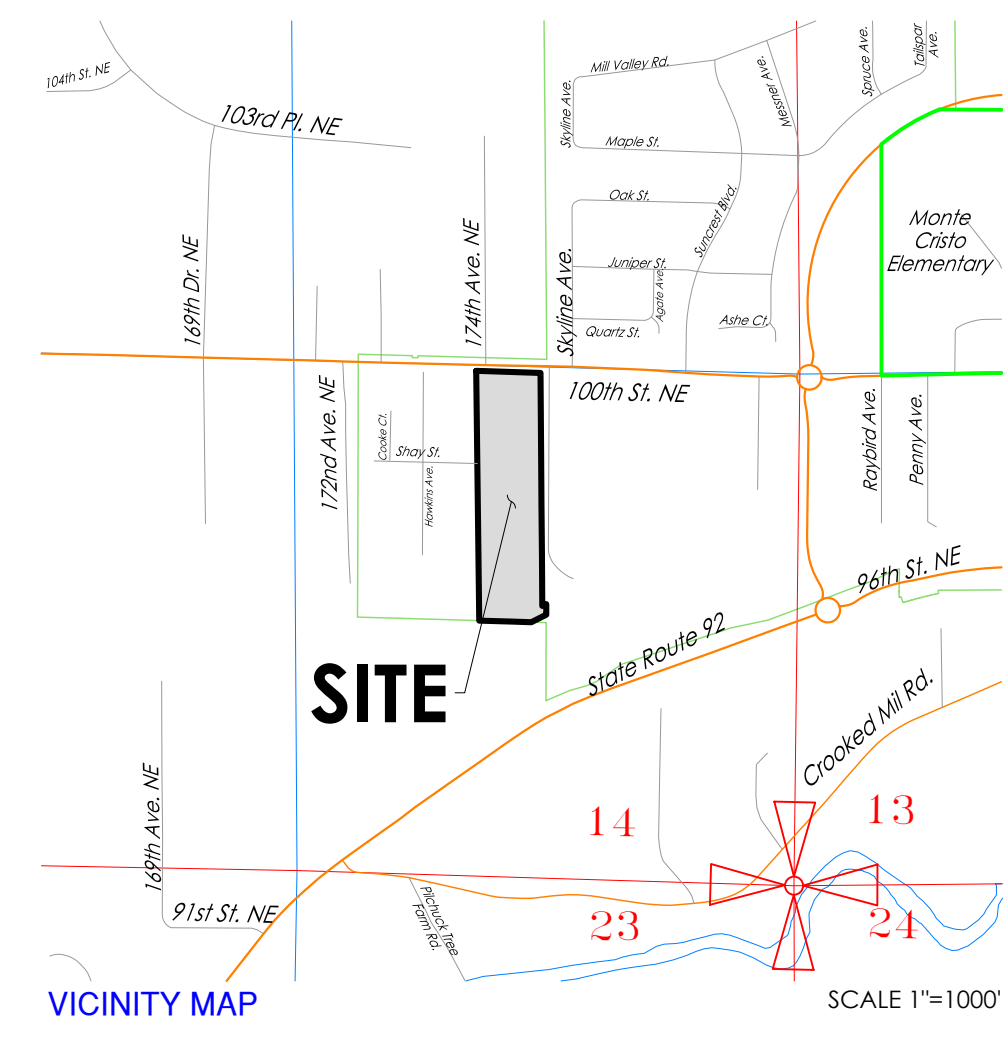
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 89°50'51" WEST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION FOR 27.86 FEET; THENCE SOUTH 1°49'30" EAST FOR 1.260 FEET, MORE OR LESS TO THE NORTHERLY LINE OF NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THENCE NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY TO THE INTERSECTION WITH THE EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 1°13'31" WEST, ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE MOBILE HOME IMPROVEMENTS, IF ANY, LOCATED WITHIN SAID LANDS

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B: TRACT 998, TRINITY, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 202101255007 IN THE RECORDS OF SNOHOMISH COUNTY;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



LAND TECHNOLOGIES

18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

MAKING A WAY OUT OF NO WAY

DATUM & BENCHMARK

DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK: VERTICAL BENCHMARK: WSDOT BENCHMARK, DESIGNATION: PHOEBE, MONUMENT ID: 9794. A WSDOT BRASS DISK CEMENTED IN TO A DRILL HOLE AND SET LEVEL WITH THE CONCRETE SURFACE. IT IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION, 3.0 METERS @ 340 DEGREES FROM A CURB FACE, 1.8 METERS @ 135 DEGREES FROM A FENCE CORNER AND WITNESS POST, 20CM @ 165 DEGREES FROM THE NORTH EDGE OF THE SIDEWALK AND 9.0 METERS @ 255 DEGREES FROM A CATCH BASIN.

SURVEY NOTES

DURING THE COURSE OF THIS SURVEY NORTH PEAK ASSOCIATES LLC FOUND POTENTIAL GAP BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT PROPERTY TO THE SOUTH. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY CONTAINS AN EXCEPTION FOR THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY. THIS RAILROAD RIGHT-OF-WAY HAS BEEN VACATED. THE SOUTHERN HALF OF THE RIGHT-OF-WAY HAS BEEN DEED TO A PRIVATE OWNER. THE SNOHOMISH COUNTY TAX ASSESSOR IS INCLUDING THE NORTHERN HALF IN THE SUBJECT PROPERTY'S TAX ASSESSMENTS. NORTH PEAK ASSOCIATES LLC HAS FOUND NO RECORD OF A DEED TRANSFERRING THE OWNERSHIP OF THE NORTHERN HALF FROM NORTHERN PACIFIC RAILWAY.

PROJECT LEAD: Merle
CHECKED BY: Tyler
DRAWN BY: Merle, Alex
DATE: 11/14/2024
REVISION 1: ###
REVISION 2: ###
REVISION 3: ###
REVISION 4: ###
AS-BUILT: ###

PROJECT INFORMATION

Tax Parcel Numbers	300614-004-006-00
Total Area Survey	377,996 sf (8.68 ac)
GPP Designation	Medium Density Residential (R-7.200)
Existing Zoning	R-7200 (Residential 7,200)
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential-detached
Number of Lots	37
Average Lot Size	7,372 sf
Smallest Lot	7,200 sf
Net Lot Density	5.80 du/ net acre
Gross Lot Density	4.26 du/acre

LOCAL SERVICES

Sewage Disposal:	City of Granite Falls
Water District:	City of Granite Falls
School District:	Granite Falls #332
Fire District:	Snohomish County Fire District #17
Post Office:	

CONTACT PERSON
Land Technologies Inc.
Merle Ash
18820 3rd Ave, NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com

SITE ADDRESS
17414 100th St, NE
Granite Falls, WA 98252

ENGINEER
Land Technologies, Inc.
Tyler S. Foster, P.E.
18820 3rd Ave NE
Arlington, WA 98223
360.652.9727
tyler@landtechway.com

APPLICANT
MJS Investors
11400 SE 8th St
Bellevue, WA 98004
425.417.6004

SURVEYOR
North Peak Associates LLC
Steven C. Berg, PLS
17270 Woodinville Redmond
Road NE, Suite 705
Woodinville, WA 98072
206.354.7015

CERTIFIED EROSION CONTROL SPECIALIST



MJS Investors
11400 SE 8th St, Bellevue, WA 98004

Moonbird Farms
17414 100th St, NE, Granite Falls, WA 98252

A PORTION OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 06 EAST, W.M.

COVER SHEET

SHEET P1 of P5
22x34
PA2026-001

4/1/2024 4:59 PM
Z:\MJS Investors - Granite Falls on 100th Street\PT Cover Sheet.dwg



PLANNING COMMISSION AGENDA BILL

Subject: 5.B.

Originating Dept.: Planning Department

Action Recommended: Approve as proposed.

Approval(s):

Approve as amended.

Approve section(s) _____ as proposed and amend section(s) _____.

Meeting Date: April 14, 2026

Date Submitted:

Exhibit(s):

1. Item 5.B. Memo
2. 19.02.130 Definitions
3. 19.03.035 Permitted Use Matrix
4. 19.04C.025 Change of Use
5. 19.04D.040 and 050 Lot Standards
6. 19.06.020 Landscaping and Screening
7. 19.06.050 Loading and off-Street Parking Requirements
8. 19.06.140 Non-conforming Uses and Structures

Budgeted Amount:

BARS Code:

Summary Statement:

The amendments proposed to Title 19 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to change of use and nonconforming uses, specifically within Sections 19.04C.025 and 19.06.140. These updates are intended to improve clarity, ensure consistent application of the code, and better align with current planning practices.

In addition to the focused amendments above, the proposal includes general code

cleanup throughout Title 19 to improve internal consistency and readability. These updates include:

- Standardizing terminology and definitions across sections.
- Updating permitted uses to be consistent with state law.
- Correcting scriveners errors.
- Aligning language between related provisions to avoid conflicting interpretations.
- Removing/updating outdated or redundant language.

Background:

Recommended Motion:



PLANNING COMMISSION MEMO

To: Planning Commissioners

From: Amy Hess, Planning Director

Date: April 14, 2026

Item 5.B.

Summary/Background

The amendments proposed to Title 19 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to change of use and nonconforming uses, specifically within Sections 19.04C.025 and 19.06.140. These updates are intended to improve clarity, ensure consistent application of the code, and better align with current planning practices.

In addition to the focused amendments above, the proposal includes general code cleanup throughout Title 19 to improve internal consistency and readability, and ensure consistency with state law. These updates include:

- Standardizing/updating terminology and definitions across sections.
 - Correcting scrivener's errors.
 - Aligning language between related provisions to avoid conflicting interpretations.
 - Removing/updating outdated or redundant language.
-

Proposed Code Amendments

- GFMC 19.02.130 – Definitions.
 - Clarified definitions of Mobile Home, Mobile Home Lots, and Mobile Home Parks to be consistent within code and with state law.
- GFMC 19.03.035 – Permitted uses.
 - Accessory Dwelling Units (ADU's) currently require a Conditional Use Permit (CUP) in the DT-2,500 zone. State law does not allow jurisdictions to require a more stringent permitting process for ADU's than what is required for single family residences. Revised to allow ADU's outright in DT-2,500.

- Updated Permitted Use table to add duplexes as a permitted use in DT-2,500. This was inadvertently left off when the code was updated from list of permitted uses to table.
 - GFMC 19.04C.025 – Change of Use.
 - Clarified what a “Substantial Change in Use” is and identified what and when additional improvements might be triggered.
 - Added a section related to conditions of approval that may be implemented by the Designated Official.
 - GFMC 19.04D.040 and 050 – Lot Standards.
 - Added detail to more clearly define “Front Lot Line”.
 - Revised description of “Substandard Lot” and clarified when a Substandard Lot may be recognized as a conforming lot of record.
 - GFMC 19.06.020 – Landscaping and screening.
 - Added reference to recently adopted Administrative Landscaping Guidelines to supplement this code section.
 - Clarified that the SR92/Quarry Road buffer is only required on residentially zoned properties.
 - GFMC 19.06.050 – Loading area and off-street parking requirements.
 - Clarified size of parking stall for on and off-street parking to be in compliance with state legislature dictating residential parking stall dimensions. Commercial and on-street parking stall dimensional remain unchanged.
 - GFMC 19.06.140 – Nonconforming uses and structures.
 - Clarified when/what triggers nonconforming uses and structures to be brought into conformity.
-

Attachments

- 2) GFMC 19.02.130 – Definitions Redlines
- 3) GFMC 19.03.035 – Permitted uses Redlines
- 4) GFMC 19.04C.025 – Change of Use Redlines
- 5) GFMC 19.04D.040 and 050 – Lot Standards Redlines
- 6) GFMC 19.06.020 – Landscaping and screening Redlines
- 7) GFMC 19.06.050 – Loading area and off-street parking requirements Redlines
- 8) GFMC 19.06.140 – Nonconforming uses and structures Redlines

GFMC 19.02.130 – M.

~~“Mobile home” means a vehicle bearing the “mobile home” insignia of the Washington State Department of Labor and Industries.~~

“Mobile home” means a transportable, factory-built home designed and intended to be used as a permanent residence, and built prior to the enactment of the Federal Manufactured Housing and Safety Standards Act of 1974. Mobile homes are no longer built. Does not include recreational vehicles, ravel trailers, or manufactured homes.

“Mobile or manufactured home lot” means a plot of ground within a mobile/manufactured home park designated to accommodate one mobile/manufactured home.

~~“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.~~

“Mobile or manufactured home park” means any real property that is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park model homes for the primary purpose of residential living, and is characterized by the provision of spaces or lots for rent, with or without shared utilities, services, or facilities.

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 allow for flexibility to allow the use of the existing small lots for densities of single-family, duplex, and triplex developments.

19.03.035 Permitted uses.

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
PUBLIC AND INSTITUTIONAL													
Antennas	P	P	P	P	P	P	P	P	P	P	C		
Community center											P		
Educational institution					C	P	P		P	C	P		

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
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		

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Public facilities and utilities	C	C	C	C	C	C	C				P		
Social or civic organization facility				C	C	P	P				P		
INDUSTRIAL													
Accessory living quarters								P (secondary use)	P (secondary use)	P (secondary use)			
Building material sales and storage					C	P	P	P	P	C			

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Commercial laundries and cleaners					C	P	P	P	P				
Commercial nurseries/greenhouses						C	P	P	P				
Communication facility	P	P	P	P	P	P	P	P	P	P	C		
General warehousing including wholesale trade								P	P				

Table 19.03-I: Permitted Uses by Zoning District

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Light manufacturing and assembly						P	P	P	P	P			
Mini-storage									P				
Recycling facility, processing							C	P	P	P			
Recycling facility, scrap and dismantling facility							C	P	P	P			
Trade, transportation, and warehousing									P	P			
OPEN SPACE AND PARKS													

Table 19.03-I: Permitted Uses by Zoning District

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Display garden	P	P	P	P	P	P	P				P	P	P
Community garden	P	P	P	P	P						P		
Outdoor passive parks	P	P	P	P	P	P	P				P	P	P
Park maintenance storage facility	C	C	C	C	C	C	C	P	P		P	P	P
Picnic area and related facilities	P	P	P	P	P	P	P					P	P
Playground	P	P	P	P	P		P					P	P
Playfields	C	P	P	P	P		P					P	P

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Private recreational facilities	P	C	C	C	C	P	P	P	P	P		P	P
Public utility	C	C	C	C	C	C	C	P	P	P	P	C	
Trails	P	P	P	P	P	P	P				P	P	P
RESIDENTIAL													
Accessory dwelling unit	P	P	P		EP								
Adult family home	P	P	P	P	P								
Assisted senior living facility				P	P								

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Boarding house		P	P	P	P	P	P						
Courtyard apartments				P	P								
Duplex		P	P		P								
Dwelling, multiple-family				P	C	P ⁴	C						
Dwelling, single-family	P	P	P	P	P								
Emergency temporary shelter						P	P				P		
Family daycare	C	C	C	C	C	C	C						

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Foster home		P	P	P	P								
Home occupation	P	P	P	P	P	P ²							
Live/work units				C	C	P	P						
Manufactured home	P	P	P	P	P								
Mobile home park				P									
Nursing or convalescent home				P	P	C							
Permanent supportive housing	P	P	P	P	P	P ⁴	C						

Table 19.03-I: Permitted Uses by Zoning District

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RVs	P												
Recreational vehicle (RV) park	P												
Townhouse				P	C								
Transitional housing	P	P	P	P	P	P ⁴	C						
Triplex			P ⁵	P	P								
COMMERCIAL													
Adult cabaret							P						
Animal clinics/hospitals						C	P	P					

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
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							P	P	P	P			

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
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					

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Day care centers	P	P	P	P	P	P	P	P ¹					
Dog day care		C	C			P	P	P					
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						

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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				

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Lodge, resort, and recreational facilities	C	C ³	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						C	P	P	P				

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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			
Personal service establishment		C	C	C	C	P	P	P					
Pet shop, grooming and supplies						P	P	P					
Private kennel		C											

Table 19.03-I: Permitted Uses by Zoning District

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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				

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	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
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 – large scale (over 20,000 square foot floor area)						C	P	P					

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

¹ Permitted as a secondary use.

² Within an approved residential use

³ 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.

⁴ Permitted as a secondary use on the floor above a principal use.

⁵ Subject to the minimum lot size as required by the underlying zone.

[Ord. 1070 § 3, 2026; Ord. 1069, 2025.]

19.04C.025 Change of use.

(A) This section governs requests for substantial change of the use of a structure or property.

(B) Procedure. Change of use applications are reviewed under a Type I review pursuant to Chapter [19.04B](#) GFMC.

(C) A change in the status of property from unoccupied to occupied or vice versa does not constitute a substantial change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied, unless the property has remained unoccupied for more than 180 consecutive days ~~or has been abandoned.~~

~~(D) A substantial change in ownership of a business or enterprise or a change in the name shall not be regarded as a change in use.~~

~~(E) A substantial change in use of property occurs whenever a new use or activity conducted on a lot creates a more intensive impact to the site in question or to the infrastructure of the city than the previous use, as determined by the designated official. This occurs whenever:~~

~~(1) If the original use is a combination use, the relative proportion of space devoted to the individual principal uses that comprise the combination use or planned residential development use changes to such an extent that the parking requirements for the overall use are altered.~~

~~(2) If the original use is a combination use and the mixture of types of individual principal uses that comprise the combination use or planned neighborhood development use changes.~~

~~(3) If the original use is residential development and the relative proportions of different types of dwelling units change.~~

~~(4) If there is only one business or enterprise conducted on the lot (regardless of whether that business or enterprise consists of one individual principal use or a combination use) and that business or enterprise moves out and a different type of enterprise moves in (even though the new business or enterprise may be classified under the same principal use or combination use category as the previous type of business) causing site impacts that are more intensive.~~

(D) Substantial Change in Use

A substantial change in use occurs when a new use or activity increases impacts on the site or City infrastructure compared to the previous use. Impacts may include, but are not limited to, parking demand, traffic generation, utility service demand, noise, or other measurable site impacts. A substantial change in use includes, but is not limited to:

- (1) Conversion between residential, commercial, or other use categories;
- (2) Changes between use classifications within a category that result in materially different operating characteristics (such as hours of operation, customer volume, traffic, noise, or parking demand);
- (3) Expansion or intensification of an existing use that increases scale, occupancy, density, or site impacts; or
- (4) Establishment or reconfiguration of mixed-use development that materially changes the balance or intensity of residential and nonresidential components.

(F) Decision Criteria. In determining whether a substantial change of use may be approved, the Designated Official shall consider, as applicable: A determination of whether to approve a substantial change of use shall include review of, but not be limited to, the following:

- (1) Hours of operation;
- (2) ~~Materials processed or sold~~ Nature of goods, services, or materials associated with the use;
- (3) ~~Required parking~~ Parking demand and adequacy;
- (4) Traffic generation and access;
- (5) Impact on public utilities and infrastructure;
- (6) Clientele; and
- (7) ~~Compatibility with surrounding uses, including~~ general appearance and location. [Ord. 1020 § 1 (Att. A), 2022.]

(G) Conditions of Approval. The Designated Official may impose conditions necessary to ensure compliance with this code and to mitigate impacts of the proposed change of use, including but not limited to:

- (1) Site Improvements.
Upgrades to parking, loading, landscaping, fencing, access, circulation, or pedestrian facilities to meet current code requirements.

(2) Utilities and Infrastructure.

Improvements or verification of adequacy of water, sewer, stormwater, and other utilities to support the proposed use.

(3) Life Safety and Building Code Compliance.

Compliance with applicable building, fire, and life-safety codes, including occupancy classification and accessibility requirements.

(4) Operational Limitations.

Reasonable limitations on hours of operation, delivery times, or intensity of use where necessary to reduce adverse impacts on surrounding properties.

(5) Environmental Compliance.

Mitigation measures required to address critical areas, stormwater management, noise, lighting, or other environmental impacts.

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 [where the lot takes primary access](#).
- (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 that was lawfully created prior to the effective date of the Granite Falls Municipal Code, and which does not meet current minimum lot area or dimensional standards of the applicable zoning district, may be recognized as a conforming lot of record, provided that:

- The lot was not created in violation of applicable laws in effect at the time of its creation; and
- The lot is not contiguous with other lots of record under the same ownership, where such contiguous lots could be combined or adjusted through a boundary line adjustment or merger to result in one or more lots that comply with current requirements of the Granite Falls Municipal Code.

~~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.]

19.06.020 Landscaping and screening.

(A) Purpose. The city recognizes the ecological, aesthetic, and economic value that landscaping offers and requires its use to:

- (1) Promote the distinct character, quality of life, and pattern of development desired by the community, as expressed in the city’s comprehensive plan;
- (2) Maintain and protect property values;
- (3) Enhance the visual appearance of the city;
- (4) Ensure compatibility of new development with surrounding properties;
- (5) Provide visual relief from large expanses of parking areas and reduce the perceived scale of buildings;
- (6) Establish physical separation between residential and nonresidential areas;
- (7) Create visual screens and buffers to provide transitions between differing land uses;
- (8) Preserve and enhance the Granite Falls urban forest;
- (9) Preserve and integrate existing vegetation and significant trees into site design; and
- (10) Reduce stormwater runoff pollution, temperature, and volume.

The City has established administrative guidelines to supplement the provisions of this section. Such guidelines are intended to provide additional direction and clarification; however, in the event of any conflict or inconsistency, the provisions of this section shall control and take precedence.

(B) Applicability. The provisions of this section apply to all uses of land subject to site plan or architectural design review, the construction or placement of any duplex or multifamily structure containing three or more attached dwelling units, any new subdivision or manufactured/mobile home park, and the construction or expansion of any commercial or industrial structure or associated parking facility; provided, that specific landscaping provisions for uses established through a conditional use permit shall be determined during the applicable review process.

(C) Landscape Plan Submittal Requirements. 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) The footprint of all structures;

- (2) All parking areas and driveways;
- (3) All pedestrian areas, including sidewalks and walkways;
- (4) The location, height, and materials for proposed fences and walls;
- (5) Identification of existing trees;
- (6) The common and scientific names and diameter or size of all plant materials proposed;
- (7) Identification of tree protection techniques; and
- (8) Location of all overhead utility and/or communication lines and street signs.

(D) Alternative Landscaping. The designated official may authorize the following alternative landscape options to protect public safety, on-site critical areas and associated buffers and to accommodate unique or historical features of the site only if they accomplish equal or better levels of screening, comply with the intent of this chapter, or:

- (1) The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this section; or
- (2) The alternative plan incorporates the increased retention of significant trees and naturally occurring undergrowth; or
- (3) The alternative plan incorporates unique, historic or architectural features such as plazas, courts, fountains, trellises, or sculptures.
- (4) An existing structure precludes installation of the total amount of required site perimeter landscaping, such landscaping material shall be incorporated on another portion of the site;
- (5) Existing conditions on or adjacent to the site, such as significant topographic differences, vegetation, structures or utilities, would render application of this chapter ineffective or result in scenic view obstruction;
- (6) The width of any required perimeter landscaping may be averaged, provided the minimum width is not less than five feet.

(E) 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) 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 native growth protection area (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 drip line 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.

(3) 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.

(4) Hard surface 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.

(5) Retention of other existing vegetation that is equal to or better than available nursery stock is strongly encouraged.

(6) Significant trees located within a designated critical area or its associated buffer shall not be removed except where the tree poses an immediate and demonstrable threat to public safety, private property, or existing structures. In such cases, removal shall not occur without prior written approval from the designated official.

(F) Description of Screens and Landscape Types. The following four basic types of landscaping are hereby established and are used as the basis for requirements outlined in Table 1. Compliance for vegetative screens shall be based on the average mature height and foliage density of the species, or on field observation of existing vegetation.

(1) Type I – Opaque Screen. An opaque screen shall be provided from the ground to a minimum height of six feet, with intermittent visual obstructions extending from the opaque portion to a minimum height of 20 feet. The purpose of a Type I screen is to exclude visual contact between incompatible uses and create a strong impression of spatial separation. The screen may include use of a landscaped earth berm, planted vegetation, or existing vegetation. The opaque portion shall remain opaque in all seasons. Intermittent visual obstructions shall not contain openings greater than 10 feet in width at maturity. Deciduous plants may be used in the intermittent visual obstruction zone.

(2) Type II – Semi-Opaque Screen. A semi-opaque screen shall be opaque from the ground to a minimum height of three feet, with intermittent visual obstructions extending from above the opaque portion to a minimum height of 20 feet. The purpose of a Type II screen is to partially block visual contact between uses while maintaining the perception of spatial separation. The screen may include use of a landscaped earth berm, planted vegetation, or existing vegetation. Intermittent visual obstructions shall not contain openings greater than 10 feet in width at maturity. Deciduous plants may be used in the intermittent visual obstruction zone.

(3) Type III – Broken Screen. A broken screen shall consist of intermittent visual obstructions from the ground to a minimum height of 20 feet. The purpose of a Type III

screen is to create the perception of separation between spaces without fully obstructing visual contact. The screen may include use of a landscaped earth berm, planted vegetation, or existing vegetation. Deciduous plants may be incorporated.

(4) Type IV – Retention/Detention Pond Landscaping. Landscaping shall provide visual relief by reducing sight lines visible from public rights-of-way. Landscaping shall include all visible perimeter areas, including side slopes and benches, adjacent to the right-of-way. Planting areas shall have a minimum width of five feet along the right-of-way and may contain no more than 30 percent deciduous plantings to maintain pond function and reduce maintenance requirements. Landscaped areas shall be located outside of walls or fences, except for side slopes or benches within fenced areas.

The designated official may interpret these screening and landscaping requirements with some flexibility. Due to the wide variety of developments and the relationships between them, it is neither possible nor prudent to establish inflexible screening requirements. Therefore, the designated official may employ minor administrative deviations to allow less intensive screening, or more intensive screening, whenever such deviations are more likely to satisfy the intent of this section.

(G) Required Buffers and Screening.

Table 1

Proposed Use	Adjacent Use	Width of Buffer	Type of Buffer
Commercial	Property designated residential by the Granite Falls comprehensive plan	15 feet	Type I (1)
Commercial, industrial, multifamily and business park parking areas and drive aisles	Public right-of-way and private access roads	10 feet	Type III
Residential or industrial	Hwy 92/Quarry Road	See subsection (H) of this section	
Industrial and business parks	Property designated residential by the Granite Falls comprehensive plan	25 feet	Type I (1)

Table 1

Proposed Use	Adjacent Use	Width of Buffer	Type of Buffer
Apartment, townhouse, or group residence	Property designated low density by the Granite Falls comprehensive plan	10 feet	Type I (1)
Storm water management facility		5 feet	Type IV (2)
Dumpster enclosure, waste area or above ground utility boxes		5 feet	Type I
WCF and/or base station not in ROW	Property designated residential by the Granite Falls comprehensive plan	10 feet	Type I (1)

(1) Plus a six-foot sight-obscuring fence or wall.

(2) Dual use retention/detention facilities designed with emphasis as a recreation area, not a storm water control structure, are exempt from the screening requirements.

(H) Highway 92/Quarry Road Landscaping. All residential zoned properties adjoining Highway 92/Quarry Road shall provide and maintain a landscape buffer along the property line abutting Highway 92/Quarry Road.

(1) The required buffer shall be located between any fencing and the highway right-of-way and shall be designed to create a dense visual screen separating development from the highway corridor.

(2) Property owners are encouraged to preserve existing native and noninvasive vegetation within the buffer area to satisfy screening requirements. Credit toward compliance may be granted for retained trees and shrubs based on species, size, health, and overall effectiveness in providing visual screening, as determined by the city.

(3) A landscaping plan shall be prepared and submitted for city review by a licensed landscape architect or a Washington-certified professional horticulturalist.

(4) The buffer shall be developed in accordance with one of the buffer design options set forth in this section, unless an exception is approved pursuant to subsection (H)(6) of this section.

(a) Option 1 – Twenty-Foot-Wide Landscape Buffer. The following standards shall apply:

(i) Landscape Screening Standards. A dense vegetated screen shall be provided in accordance with the following:

A. Evergreen Trees. Evergreen trees shall be provided at a rate of one tree per every 150 square feet of buffer area. Each tree shall be at least eight feet in height at the time of planting and shall be capable of developing a minimum branching width of eight feet within five years. Trees shall be arranged to effectively obstruct views into the site. Multiple species shall be incorporated to provide visual interest and promote long-term health.

B. Deciduous Trees. Deciduous trees, such as vine maples or similar species, shall be incorporated to provide seasonal variation and visual interest. Deciduous trees shall have a minimum caliper of one inch at the time of planting.

C. Shrubs. Shrubs shall be installed at a minimum rate of one shrub per 20 square feet of landscaped area. At least 50 percent of shrubs shall be evergreen, and a minimum of 25 percent shall be deciduous. Shrubs shall be a minimum of 16 inches tall at planting and attain a mature height between three and four feet.

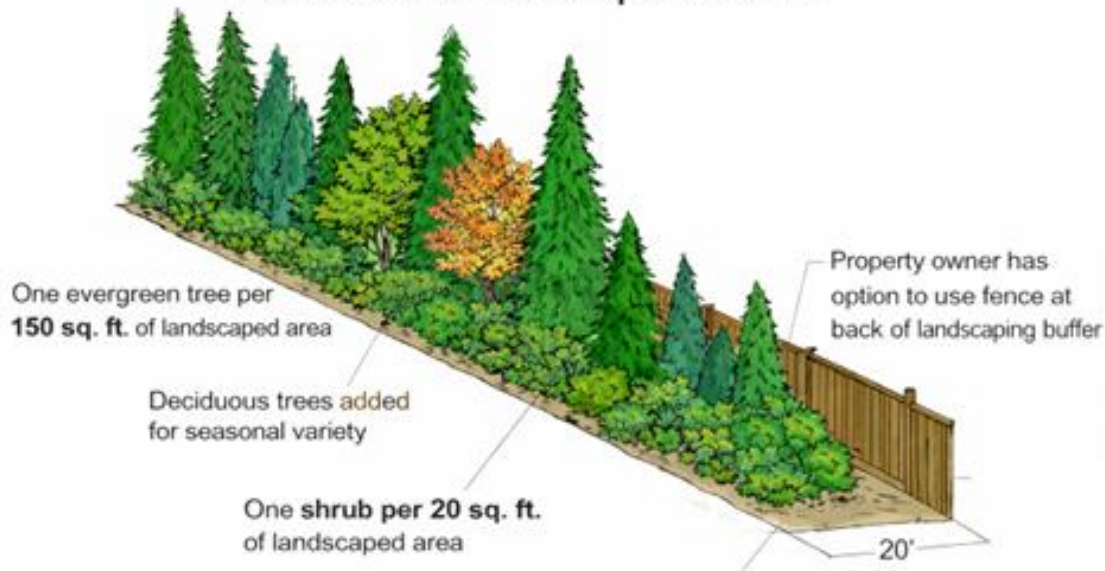
D. Ground Cover. Ground cover shall be installed and spaced to achieve complete coverage of the buffer area within three years. Shrubs in four-inch pots shall be planted at 18 inches on center, and shrubs in one-gallon or greater sized containers shall be planted at 24 inches on center.

E. Plant Materials. New landscaping materials shall consist of drought-tolerant species native to the coastal region of the Pacific Northwest or noninvasive, drought-tolerant naturalized species adapted to regional climatic conditions.

F. Maintenance Assurance. A two-year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be provided in accordance with GFMC [19.04D.210](#) at the time of installation to ensure plant survival and maintenance through two growing seasons.

G. Fencing. Fences are optional and, if provided, shall not be located within the required landscape buffer.

20-foot Landscape Buffer



20-Foot Landscape Buffer

(b) Option 2 – Ten-Foot-Wide Landscape Buffer with Fence. The following standards shall apply:

(i) Landscape Screening Standards. Landscaping shall be located between the fence and State Route 92/Quarry Road and shall form a dense visual screen, as follows:

A. Evergreen Trees. Evergreen trees shall be provided at a rate of one tree per every 150 square feet of buffer area. Each tree shall be at least eight feet in height at the time of planting and shall be capable of developing a minimum branching width of eight feet within five years. Trees shall be arranged to effectively obstruct views into the site. Multiple species shall be incorporated to provide visual interest and promote long-term health.

B. Deciduous Trees. Deciduous trees, such as vine maples or similar species, shall be incorporated to provide seasonal variation and visual interest. Deciduous trees shall have a minimum caliper of one inch at the time of planting.

C. Shrubs. Shrubs shall be installed at a minimum rate of one shrub per 20 square feet of landscaped area. At least 50 percent of shrubs shall be evergreen, and a minimum of 25 percent shall be deciduous. Shrubs shall be a minimum of 16 inches tall at planting and attain a mature height between three and four feet.

D. Ground Cover. Ground cover shall be installed and spaced to achieve complete coverage of the buffer area within three years. Shrubs in four-inch pots shall be planted at

18 inches on center, and shrubs in one-gallon or greater sized containers shall be planted at 24 inches on center.

E. Plant Materials. New landscaping materials shall consist of drought-tolerant species native to the coastal region of the Pacific Northwest or noninvasive, drought-tolerant naturalized species adapted to regional climatic conditions.

F. Maintenance Assurance. A two-year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be provided in accordance with GFMC [19.04D.210](#) at the time of installation to ensure plant survival and maintenance through two growing seasons.

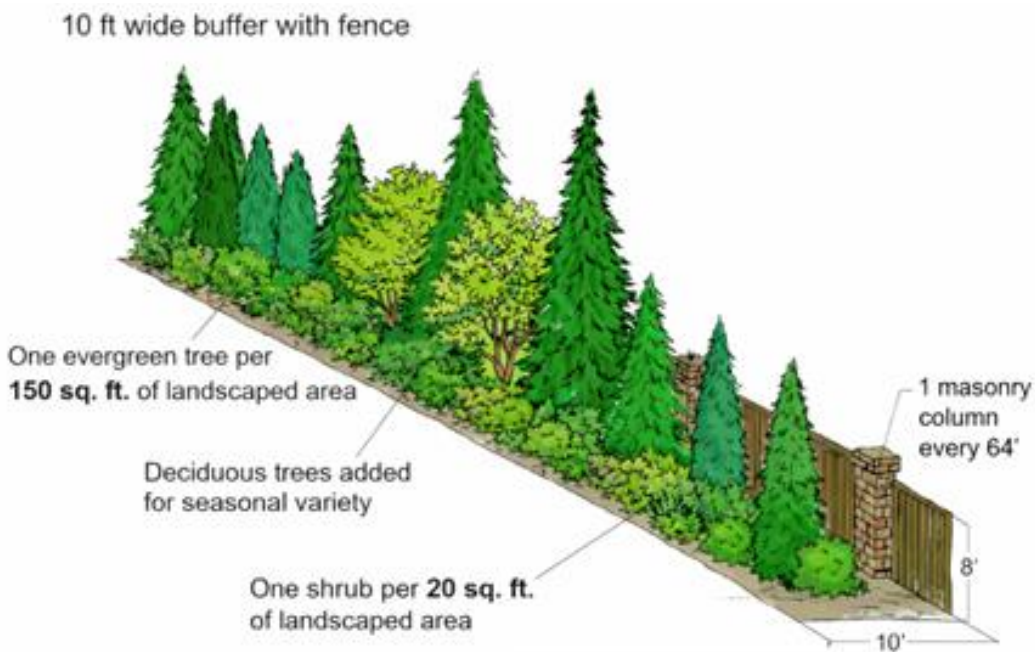
(5) Fence Standards.

(a) The fence shall be eight feet in height and constructed of durable materials.

(b) Razor wire, barbed wire, electric wire, and chain-link fencing are prohibited.

(c) The fence shall incorporate visual variation through the following method:

(i) Masonry columns or posts provided at intervals not to exceed 64 feet. Columns shall extend at least one foot above the height of the fence and be a minimum of one foot in width; or



Fence Option with Masonry Columns

(6) Exceptions. The city may approve alternatives to the above standards if it determines the proposed design meets long-term screening and aesthetic objectives. Exceptions may include, but are not limited to:

(a) The property owner/developer may, with WSDOT approval, locate a portion of the buffer within the state right-of-way; provided, that a minimum of 10 feet of buffer remains on private property. The property owner/developer shall maintain the entire buffer area, including any portion on WSDOT property.

(b) Under some circumstances, it may be desirable to leave portions of the highway unscreened. With city approval, the required trees may be grouped to provide views of desired features, such as parks or mountains.

(c) The city may consider alternative designs that provide equivalent or superior long-term screening and visual enhancement along the Highway 92/Quarry Road corridor.

(7) Other alternative screening methods may be approved by the city when demonstrated to provide an effective, visually interesting, and long-term solution for buffering development from the highway corridor.

(l) 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) Parking areas or outdoor storage areas fronting on a street right-of-way shall provide a landscaped buffer, in accordance with GFMC [19.06.020](#), Table 1, along the entire street frontage except for driveways; provided, that the plantings shall not obstruct the sight distance at street intersections.

(2) 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.

(3) Planted areas adjacent to pedestrian walkways and sidewalks shall be maintained, or plant material chosen, to maintain a clear zone so as not to impede safe pedestrian use and vision clearances.

(4) No parking space shall be located more than 40 feet from a landscaped area.

(5) All individual planting areas within parking lots shall be planted with at least one tree, be no less than five feet in width and 100 square feet, and shall include shrubs and ground cover. The distribution of plants shall be adequate to ultimately achieve 75 percent ground coverage within three years after planting.

(6) Landscaped areas shall be protected from vehicle damage by installation of six-inch protective curbing. Wheel stops may be substituted when needed to allow for stormwater runoff.

(J) Completion and Security for Performance and Maintenance. All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.

(1) Shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition during the first two years after installation;

(2) Planting beds shall not be located over hard 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 within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees;

(5) Planting areas, fencing, walls, and all other features used for screening shall be maintained free of noxious weeds and trash on a regular basis;

(6) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard;

(7) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level. [Ord. 1070 § 9, 2026; Ord. 1069, 2025; 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.]

19.06.050 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 residential off-street parking space shall have an area of not less than 160 square feet exclusive of access drives or aisles and a width of not less than eight feet. On-street parking stalls and all non-residential parking stalls, including commercial parking, shall meet the dimensional standards prescribed by the Public Works Standards- There shall be adequate provision for ingress and egress from each parking space at all times.

Commented [AH1]: These dimensional standards come from SB6015 and relate to residential parking only.

(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 December 15, 2025, 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)(9) of this section for joint use.

(8) Uses Not Specified. In the case of a use not specifically mentioned in subsection (A)(9) 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)(9) 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
Accessory dwelling units	1 off-street space per ADU on lots up to 6,000 square feet in size.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
	2 off-street spaces per ADU on lots 6,000 square feet or greater in size.
Adult family home	1 for each 2 beds.
Banks and financial services	1 for each 400 square feet of gross floor area.
Bed and breakfast	1 for each bedroom and 2 per facility.
Boarding house	0.25 for each sleeping room.
Churches	1 for each 5 seats in the principal place of assembly for worship, including balconies and choir lofts.
Commercial retail	1 for each 300 square feet.
Congregate care facility/retirement center	One-half space per dwelling unit and one space per employee based on the maximum potential number of employees during a single shift.
Day care center, commercial	1 for each employee, plus 1 for every 10 children or adults.
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.
Family day care	1 for each employee, plus 1 additional, not including required residential spaces.
Hospitals	1 for each 2 beds.
Indoor recreational facilities	1 for every 3 people that the facility is designed to accommodate when fully utilized.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
Libraries and museums	1 for each 250 square feet of floor area open to the public.
Light manufacturing	1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater.
Medical or dental clinics	5 for each physician or dentist or 1 per 200 square feet of floor area, whichever is greater.
Motels, hotels	1 for each unit.
Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 400 square feet of gross floor area.
Multifamily uses in the central business district (CBD)	1 off-street space per unit.
Offices providing on-site customer service	1 for each 200 square feet.
Offices not providing on-site customer service	1 for each 500 square feet.
Residential dwelling units (R-2.3, R-9,600, R-7,200, DT-2,500, MR)	2 off-street spaces per unit. Required off-street parking spaces for single-family or townhome units in the MR zone shall be provided on the lot or unit it serves. If two side-by-side driveway parking spaces cannot be provided in the front, required off-street parking shall be provided as rear-loaded parking.
Social or civic organization facility	1 for each 250 square feet.
Taverns and bars	1 for each 150 square feet of floor area.
Vehicle services, minor	2.5 for retail or office space plus 3 per service bay.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
Vehicle services, major	2.5 for retail or office space plus 2 per service bay.
Vehicle storage, small or large	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. ¹

¹ 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.

(10) 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.

(11) 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.

(12) Tandem Parking. Tandem parking spaces only count as one parking space when calculating the number of parking spaces required under subsection (A)(9) of this section. [Ord. 1070 § 10, 2026; Ord. 1069, 2025; 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.]

19.06.140 Nonconforming Uses ~~and~~, Structures, and Lots

(A) Purpose.

The purpose of this section ~~is to provide standards and conditions to regulate lots, structures and uses which were legally established prior to the adoption, revision or amendment of this UDC and which remain legal, but have become nonconforming as a result of this UDC's application, or by acquisition of land in public interest~~ is to establish standards for lots, structures, and uses lawfully created prior to adoption or amendment of this Unified Development Code (UDC) that have become nonconforming due to its application or public land acquisition. This section provides reasonable alternatives to property owners for the continuance of nonconformities. These provisions allow limited continuation of such nonconformities.

The provisions of this section shall not ~~be applicable to any discretionary land use action specifically authorized prior to or after the adoption of this UDC. Discretionary land uses shall comply with conditions and restrictions set forth in the approval through which it was authorized~~ apply to discretionary land use approvals, which remain subject to their original conditions and restrictions.

(B) ~~Basic Standards~~ General Standards.

~~The basic standards apply to all nonconforming uses, structures, developments and lots. These standards provide for actions that are allowed outright. Limited exceptions to the standards in this section are allowed through a nonconforming use permit in this section. The following standards apply to all nonconforming uses, structures, developments, and lots. Limited exceptions may be granted through a nonconforming use permit.~~

(1) Expansion of Nonconforming Uses and Structures and Alteration.

Nonconforming uses and structures shall not be enlarged, expanded, extended, ~~replaced~~ or altered except as expressly permitted in this section.

~~(2) Expansion Beyond Original Parcel. Nothing in this section shall be construed to permit expanding or extending a nonconforming use or structure beyond the confines of the lot or parcel of land upon which it was located on the date the use or structure became nonconforming.~~

Expansion shall not extend beyond the boundaries of the lot or parcel as it existed when the use or structure became nonconforming.

(2) ~~(3)~~ Continuation of Use.

A nonconforming use may be continued by successive owners or tenants ~~where the use continues unabandoned~~ provided the use is not discontinued (see subsection ~~(H)~~).

~~(3)~~ **(4) Maintenance Normal Upkeep, Repairs and Maintenance.**

~~Normal upkeep, repairs, maintenance, strengthening or restoration to a safe condition of any nonconforming building or structure or part thereof shall be permitted subject to the provisions of this section.~~ **Normal upkeep, repair, maintenance, strengthening, or restoration to a safe condition is permitted.**

~~(4)~~ **(5) Compliance with Development Regulations.**

Any additions or expansions ~~of nonconforming uses or nonconforming structures~~ shall comply with the development standards ~~in this chapter for the zone classification in which the nonconformity is located~~ **for the applicable zone**; provided that portions ~~of nonconformities that legally existed prior to adoption of this section~~ **legally existing** shall not be subject to this provision.

~~(5)~~ **(6) Nonconforming Use within Structure.**

A nonconforming use within an existing structure ~~which is nonconforming by reason of zone classification~~ may be extended throughout such structure.

~~(6)~~ **(7) Structures and Uses Accessory to Residential.**

Structures and uses accessory to an existing nonconforming residential use shall be allowed ~~as provided in this title~~ **as otherwise permitted by this title.**

~~(C) Where a nonconforming use of a structure exists, that structure can be replaced, provided the original footprint is not relocated or altered.~~ **Replacement. A structure containing a nonconforming use may be replaced, provided the original footprint is not relocated or expanded.**

~~(D) Change of Use Standards.~~

~~A nonconforming use may change outright to a conforming use allowed within the zone classification in which the use is located.~~

~~(ED) Nonconforming Structure Standards.~~

A nonconforming structure may be altered provided the degree of nonconformity is not ~~extended or~~ increased.

~~(FE) Nonconforming Lot Standards.~~ Any permitted uses or structures, including ~~any~~ accessory uses or structures ~~permitted in conjunction with a principal use~~, shall be allowed to be built or expanded on a nonconforming lot. Applicable development standards ~~in this chapter shall be complied with~~ **shall apply.**

~~(GF) Nonconforming Development Standards.~~

~~Existing uses or structures may be expanded or new uses and structures added, provided the nonconforming development is brought into conformance with the development~~

standards of this chapter for the lot or parcel on which it is located. Expansion of existing uses or structures, or addition of new uses or structures, shall require compliance with applicable development standards to the extent required by this chapter.

(HG) Restoration Standards for Damaged or Destroyed Nonconforming Structures and Uses.

Any nonconforming structure damaged or destroyed by fire, explosion, wind, flood, earthquake or other calamity may be completely restored or reconstructed. Damaged or destroyed nonconforming structures must be restored under the following provisions: Nonconforming structures or uses damaged or destroyed by fire or other calamity may be restored or reconstructed subject to the following:

1. Restoration ~~or reconstruction shall not serve to extend or increase the nonconformance of the original structure or use~~ shall not increase the degree of nonconformity.
2. ~~To the extent reasonably possible, restoration should retain the same general architectural style as the destroyed structure.~~ Restoration should, to the extent reasonably possible, maintain the original architectural character.
3. Permits shall be applied for within one year of damage. Restoration ~~or reconstruction must be~~ shall be substantially completed within 18 months of permit issuance. ~~When deemed reasonable and necessary, the city may grant a time extension.~~ The city may grant extensions for good cause.

(H) Discontinuance Standards. Should a nonconforming use ~~of a property or structure~~ be discontinued for ~~any consecutive 12 months period or more, the use of the property and structure shall be deemed abandoned and shall conform to a use permitted in the zone classification in which it is located~~ it shall be deemed abandoned and future use shall conform to current zoning.

~~If the intended discontinued use of a property or structure is temporary in nature as opposed to abandonment, then the applicant may apply for a nonconforming use permit to reestablish the nonconforming use.~~

(H) Exemptions. Residential structures at least 100 years old and identified on ~~comprehensive plan Figure LU-3, Historic Inventory~~ the comprehensive plan Historic Inventory (Figure LU-3) shall be exempt from the provisions of subsection ~~(H)~~.



CITY OF
GRANITE FALLS

PLANNING COMMISSION AGENDA BILL

Subject: 7.A.

Originating Dept.: City Clerk

Action Recommended: N/A — For informational purposes only.

Approval(s): City Clerk

Meeting Date: April 14, 2026

Date Submitted:

Exhibit(s):

1. 04-01-2026 City Clerk Report
-

Budgeted Amount:

BARS Code:

Summary Statement:

Attached please find my latest staff report as presented to the City Council on April 1, 2026.

Background:

Recommended Motion:

City Clerk Staff Report April 1, 2026

Business Licenses (Outside City):

Hopskipdrive, Inc.
360 E 2nd St., Ste. 200
Los Angeles, CA 90012-4607
Business license application is for: Head of sales for taxi service

Dirty Dan's Field Diesel Repair
9320 206th Ave. NE
Granite Falls, WA 98252-0188
Business license application is for: Mobile auto mechanic

Chaplin's Plumbing
44720 Fir Rd.
Gold Bar, WA 98251-9348
Business license application is for: Plumbing-install, repair

Myricks Cleaning Service
2005 70th PL. NE
Tulalip, WA 98271-9134
Business license application is for: Cleaning service

Renegade Electric, LLC
8113 29th PL NE
Marysville, WA 98270-6867
Business license application is for: Electrical contractor, electrician, journeyman electrician

Tony's Fine Foods, Inc.
4002 Galvin Rd.
Centralia, WA 98531-9057
Business license application is for: Warehouse

GJC (GJC Construction, Inc.)
2204 140th St. NE
Tulalip, WA 98271-6757
Business license application is for: Roofing

Elected Officials Training – Required

RCW 42.30.205

Training.

(1) Every member of the governing body of a public agency must complete training on the requirements of this chapter no later than ninety days after the date the member either:

(a) Takes the oath of office, if the member is required to take an oath of office to assume his or her duties as a public official; or

(b) Otherwise assumes his or her duties as a public official.

(2) In addition to the training required under subsection (1) of this section, every member of the governing body of a public agency must complete training at intervals of no more than four years as long as the individual is a member of the governing body or public agency.

(3) Training may be completed remotely with technology including but not limited to internet-based training.