



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 Tongard

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.