



## **PLANNING COMMISSION MEETING AGENDA**

**May 19, 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](mailto: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.

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- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
  - 4.A. Approval of April 14, 2026 Minutes**
- 5. NEW BUSINESS**
  - 5.A. Title 19, *Unified Development Code*, and Title 21, *Impact Fees Proposed Amendments***
- 6. CURRENT BUSINESS**
- 7. CORRESPONDENCE**
- 8. ADJOURNMENT**

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



## PLANNING COMMISSION AGENDA BILL

**Subject:** 04-14-2026 Minutes

**Originating Dept.:** City Clerk

**Action Recommended:** Motion to approve the planning commission minutes of April 14, 2026.  
**Approval(s):** Approve City Clerk

**Meeting Date:** May 19, 2026

**Date Submitted:** 4/14/2026

**Exhibit(s):**

1. 04-14-2026 Minutes
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**Budgeted Amount:**  
**BARS Code:**

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**Summary Statement:**

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

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**Background:**

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**Recommended Motion:**

- 1) Motion to approve the planning commission minutes of April 14, 2026.
- 2) Motion to approve the planning commission minutes of April 14, 2026, with the following changes [state changes].



**PLANNING COMMISSION MEETING  
MINUTES**

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

Planning Commission                      Chair/Commissioner Frederick Cruger  
   Commissioner Jude Anderson  
   Commissioner Scott Morrison  
   Commissioner Laura Houk

Members Absent                              Commissioner Loren Tonggard

City Staff    City Clerk Darla Wilkins  
   Planning Director Amy Hess

Consultants

**1. CALL TO ORDER**

**Commissioner Jude Anderson** called the Planning Commission Meeting to order at 6:30 p.m.

**2. FLAG SALUTE**

**Commissioner Jude Anderson** 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. APPROVAL OF MINUTES**

**4.A. Approval of January 13, 2026 Minutes**

<b>MOTION:</b>	Motion to approve the minutes of January 13, 2026 as written.
<b>MOVER:</b>	Planning Commissioner Scott Morrison

<b>SECONDER:</b>	Planning Commissioner Laura Houk
<b>AYES:</b>	Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>NAYS:</b>	None
<b>RESULT:</b>	<b>Passed</b>

**4.B. Approval of February 10, 2026 Minutes**

Changes requested on the minutes:

- Under 6A - Fix misspelling of "eligible"
- #19 - keep "intra" and delete "inter"

<b>MOTION:</b>	Motion to approve minutes of February 10, 2026 with the changes as discussed.
<b>MOVER:</b>	Planning Commissioner Scott Morrison
<b>SECONDER:</b>	Planning Commissioner Laura Houk
<b>AYES:</b>	Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>NAYS:</b>	None
<b>RESULT:</b>	<b>Passed</b>

**4.C. Approval of February 24, 2026**

<b>MOTION:</b>	Motion to approve minutes of February 10, 2026.
<b>MOVER:</b>	Planning Commissioner Scott Morrison
<b>SECONDER:</b>	Planning Commissioner Laura Houk
<b>AYES:</b>	Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>NAYS:</b>	None
<b>RESULT:</b>	<b>Passed</b>

**5. NEW BUSINESS**

**5.A. Moonbird Farms Preliminary Plat Public Meeting**

6:38 PM — **Chair Frederick Cruger** arrived at the meeting.

<b>MOTION:</b>	Motion to approve the addition of the name Clover Avenue.
<b>MOVER:</b>	Planning Commissioner Scott Morrison
<b>SECONDER:</b>	Chair/Planning Commissioner Frederick Cruger
<b>AYES:</b>	Chair/Planning Commissioner Frederick Cruger, Planning Commissioner Jude Anderson, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
<b>NAYS:</b>	None
<b>RESULT:</b>	<b>Passed</b>

**5.B. Title 19, *Unified Development Code*, Proposed Amendments**

**Planning Director Amy Hess** reviewed all the proposed Code Amendments with the Planning Commission and noted that the intent of the amendments is to provide clarity, consistency, and improve ease of use.

The Planning Commission suggested changes include the following items:

19.04D.040 Lot standards.

(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 from which where the lot takes primary access.

19.04D.050 Exception to lot standards.

(D) Eliminate this section

Table 1 - Page 53

Property designated low-density Single-Family by the Granite Falls comprehensive plan

Buffer Images - Page 55 and Page 56

Move to beginning of section

**6. CURRENT BUSINESS**

None.

**7. STAFF REPORTS**

**7.A. City Clerk Report**

**City Clerk Darla Wilkins** had no further comments.

**8. CORRESPONDENCE**

**Chair Frederick Cruger** commented on the "illegal" signs at the corner of S.

Granite Ave. and Stanley St. and his Facebook post regarding it.

**Planning Director Amy Hess** had the following comments:

- UW Students survey for the City of Granite Falls Comprehensive Plan
- Mass Text Notification System

**9. ADJOURNMENT**

With no further business to come before the Planning Commission, the meeting was adjourned at 7:23 p.m.



## PLANNING COMMISSION AGENDA BILL

**Subject:** Item 5.a. Memo, 19.03.080 MR Zone Setback and Density Update, 19.04A.210 Types of review, 19.04C.020 Conditional use permit, 19.04C.055 Variances, 19.04D.130 Street Standards - Subdivisions, 19.06.010 Density and dimension, 19.06.095 Accessory Structures  
**Originating Dept.:** Planning Department  
**Approval(s):**  
NEW SECTION, 21.04 School Impact Fees, 21.06.070 Park Impact Fee Calculation, Paper Copies, Site Plan components, and Recording Requirements Clean-up

**Action Recommended:** Approve as proposed.  
Approve as amended.  
Approve section(s) \_\_\_\_\_ as proposed and amend section(s) \_\_\_\_\_.

**Meeting Date:** May 19, 2026

**Date Submitted:**

**Exhibit(s):**

1. Item 5.a. Memo
2. 19.03.080 MR Zone Setback and Density Update
3. 19.04A.210 Types of review
4. 19.04C.020 Conditional use permit
5. 19.04C.055 Variances
6. 19.04D.130 Street Standards - Subdivisions
7. 19.06.010 Density and dimension
8. 19.06.095 Accessory Structures NEW SECTION
9. 21.04 School Impact Fees
10. 21.06.070 Park Impact Fee

- Calculation
11. Paper Copies, Site Plan components,  
and Recording Requirements Clean-  
up
- 

**Budgeted Amount:**  
**BARS Code:**

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**Summary Statement:**

The amendments proposed to Titles 19 and 21 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to density and dimensional standards, types of review, and impact fees. 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:

- Correcting scrivener's errors.
  - Aligning language between related provisions to avoid conflicting interpretations.
  - Removing/updating outdated or redundant language.
  - Updating review processes.
- 

**Background:**

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**Recommended Motion:**



## **PLANNING COMMISSION MEMO**

**To:** Planning Commissioners

**From:** Amy Hess, Planning Director

**Date:** May 19, 2026

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### **Item 5.A.**

#### **Summary/Background**

The amendments proposed to Titles 19 and 21 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to density and dimensional standards, types of review, and impact fees. 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:

- Correcting scrivener's errors.
  - Aligning language between related provisions to avoid conflicting interpretations.
  - Removing/updating outdated or redundant language.
  - Updating review processes.
- 

#### **Proposed Code Amendments**

- GFMC 19.03.080 – MR Zone Bulk and Dimensional Standards.
  - Eliminated allowance for additional density (28 over 24).
  - Updated minimum lot width on corner lots to be consistent with other zones.
  - Simplified language related to setbacks.
- GFMC 19.04A.210 – Types of Review.
  - Updates to streamline review processes.
  - Conditional Use Permits and variances are proposed to be administrative rather than reviewed by Hearing Examiner.

- Day Care Centers proposed to be an administrative review process rather than reviewed by the Hearing Examiner.
  - Official Site Plans are proposed to be reviewed administratively, mimicking Site Plan review.
- GFMC 19.04C.020 – Conditional Use Permit
  - Updated to reflect administrative review process
- GFMC 19.04C.055 – Variances
  - Updated to reflect administrative review process
- GFMC 19.04D.130 – Street Standards – Subdivisions.
  - Modified street standards for subdivisions to ensure traditional, thought-out street grid with future connectivity.
  - Added appropriate references to Public Works Standards.
  - Added provisions for easement width when utilized for public utilities to ensure sufficient access.
- GFMC 19.06.010 – Density and Dimension.
  - Elimination of duplicative information.
  - Clarified language and removed references to specific dates to ensure references are accurate and reduce needed amendments.
- GFMC 19.06.095 – New Section – Accessory Structures.
  - Added a section related to standards for accessory structures (i.e. detached garages, sheds, carports, etc.)
  - Existing section for accessory dwelling units remains unchanged.
- GFMC 21.04 – School Impact Fees.
  - Added provision to collect school impact fees for accessory dwelling units of up to 50% of the fee for a single-family residence.
  - Allows for amount of administrative fee to be set by Fee resolution, rather than codified.
- GFMC 21.06.070 – Park Impact Fee Calculation.
  - Added provision to collect park impact fees for accessory dwelling units of up to 50% of the fee for a single-family residence.
- GFMC Multiple Sections related to submittal requirements.
  - Eliminated language requiring multiple copies of submittal documents.

## Attachments

- 2) GFMC 19.03.080 – MR Zone Redlines
- 3) GFMC 19.04A.210 – Types of Review Redlines

- 4) GFMC 19.04C.020 – Conditional Use Permit Redlines
- 5) GFMC 19.04D.055 – Variances Redlines
- 6) GFMC 19.04D.130 – Subdivision Street Standards Redlines
- 7) GFMC 19.06.010 – Density and Dimensional Redlines
- 8) GFMC 19.06.095 – Accessory Structures – New Section
- 9) GFMC 21.06.070 – School Impact Fees Redlines
- 10) GFMC 21.06.070 – Park Impact Fees Redlines
- 11) Paper Copies, Site Plan Components

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

The multiple residential (MR) zone designation shall provide multifamily residential development at a range of densities between 12 and 24 dwelling units per acre ~~or 28 dwelling units per acre subject to development conditions specified in subsection (I) of this section~~ plus compatible uses such as schools, churches and day care centers where a full range of public facilities and services that support urban development exists. Generally, this designation is appropriate for land which is located convenient to principal arterials and to industrial and commercial activity centers.

(A) See Table 19.03-I, GFMC [19.03.035](#), for a list of permitted uses in the MR zone.

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

(C) Minimum Lot Width. Minimum lot width in a multiple residential (MR) zone is 50 feet. Corner lots shall have a lot width of not less than ~~30~~ 60 feet.

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

- (1) Front yard: 10 feet from property line.
- (2) Side yard: five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road. Side yard setbacks are reduced to zero where the units have a common wall for zero lot line developments.
- (3) Rear yard: 20 feet from property line for principal buildings and five feet from property line for accessory buildings.
- ~~(4) In the case of multistory structures over two stories high, the base yard requirements of subsections (D)(1), (D)(2), and (D)(3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.~~
- (54) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.
- (65) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

~~(76)~~ Garage, or carport, ~~or fenced parking area~~ setback: 20 feet from property line or sidewalk, whichever is closer. At a minimum, the 20 feet shall be paved the width of the access to the garage, or carport, ~~or fenced parking area~~. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, or carport, ~~or fenced parking area~~ to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, or carport, ~~or fenced parking area~~.

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

(F) Maximum Hard Surface Coverage. Maximum hard surface coverage in the multiple residential (MR) zone is 70 percent.

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

~~(1) Frontage and immediate vehicle access can be provided onto a designated arterial;~~

~~(2) Open space and recreational facilities are provided on site; and~~

~~(3) No on-site environmentally critical areas exist.~~

(H) Minimum Density. Minimum density in the multiple residential (MR) zone is 12 dwelling units per acre.

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

(1) The site is constrained due to its unusual shape, topography, location, easements, critical areas, access, or other features that preclude the minimum density being achieved; or

(2) The project is a mixed-use project which provides a mix of residential and nonresidential uses which are compatible with surrounding uses and meet the intent of the MR zone; or

(3) The applicant intends to construct only one residence; provided, that the residence is sited in such a manner that future development is not precluded.

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

(J) Satellite Parking. If the number of required off-street parking spaces required cannot reasonably be provided on the same lot where the principal use associated with these

parking spaces is located, satellite parking may be provided in accordance with the provisions of this section. "Satellite parking" means a designated area of off-street parking spaces located on the same parcel as, or on an adjacent parcel to, the principal use, and intended to supplement the primary on-site parking area.

(1) Satellite parking areas shall be located within 200 feet of the primary public entrance to the building or use they serve.

(2) The distance shall be measured along the most direct pedestrian path between the farthest parking space within the satellite parking area and the primary entrance.

(3) Safe and direct pedestrian access shall be provided between the satellite parking area and the primary building entrance.

(4) The pedestrian route shall include clearly defined walkways, crossings, and lighting consistent with city design standards.

(5) Satellite parking areas shall be under the same ownership or control as the primary use, or subject to a recorded agreement ensuring shared access and maintenance responsibilities.

(6) All satellite parking areas shall be maintained in good condition and in compliance with applicable landscaping, drainage, and surface standards.

(7) Satellite parking areas shall meet all applicable requirements for off-street parking design, landscaping, and screening as provided in GFMC [19.06.020](#).

(K) Required off-street parking spaces for single-family or townhome units 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. [Ord. 1070 § 4, 2026; Ord. 1069, 2025; Ord. 960 § 7 (Exh. F), 2018; Ord. 937 § 12 (Exh. K), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 7, 2014; Ord. 862 § 17, 2013; Ord. 740 § 1 (Exh. A), 2007.]

**19.04A.210 Types of review.**

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

(B) Classification of Permits and Decisions.

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

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

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

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

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

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

**Table 19.04A-I: Classification of Permits and Decisions**

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
<b>Type I:</b>								
Grading permit and sign permit	No	No	No	No	DO	HE	No	Yes

**Table 19.04A-I: Classification of Permits and Decisions**

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
Home occupation permit and day care facilities	No	No	No	No	DO	HE	No	Yes
<del>Accessory dwelling unit</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>DO</del>	<del>HE</del>	<del>No</del>	<del>Yes</del>
Parcel combination	No	No	No	No	DO	HE	No	Yes
Boundary line adjustment	No	No	No	No	DO	HE	No	Yes
Administrative deviation, modifications and interpretation	No	No	No	No	DO	HE	No	Yes
Floodplain development permit	No	No	No	No	DO	HE	No	Yes

**Commented [AH1]:** ADU cannot have a differing review process than standards SFR

**Table 19.04A-I: Classification of Permits and Decisions**

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
Small cell WCF; collocated WCF; minor modifications	No	No	No	No	DO	HE	No	Yes
Temporary permits	No	No	No	No	DO	HE	No	Yes
Change of use	No	No	No	No	DO	HE	No	Yes
Final short plat	No	No	No	No	DO	HE	No	Yes
Minor amendments to administratively approved permits	No	No	No	No	DO	HE	No	Yes
<u>Variance</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>DO</u>	<u>HE</u>	<u>No</u>	<u>Yes</u>
<b>Type II:</b>								
Flood hazard variance*	14-day NOA or NOH	No	No	No	DO*	HE	No	Yes

**Table 19.04A-I: Classification of Permits and Decisions**

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
Sensitive area reasonable use allowance*	15-day NOA or NOH	No	No	No	DO*	HE	No	Yes
Short plat	15-day NOA	DO	No	No	DO and PWD	HE	No	Yes
Binding site plan	15-day NOA	DO	No	No	DO	HE	No	Yes
Site plans	15-day NOA	DO	Yes	No	DO	HE	No	Yes
Shoreline substantial development permit	30-day NOA 15-day NOH	No	No	No	DO	HE	No	Yes
Plat alterations to subdivision and PRDs	10-day NOA	DO	No	No	DO	HE	No	Yes
Plat vacations	10-day NOA							

**Commented [AH2]:** Revised all similar applications to have the same NOA period

**Table 19.04A-I: Classification of Permits and Decisions**

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
SEPA determination	14 days (post determination)	No	No	No	DO	HE	No	Yes
Concurrency evaluation	None	No	No	No	DO	HE	No	No
<u>Administrative conditional use Permit and variances</u>	<u>15</u> -day NOA	DO	No	No	DO	HE	No	Yes
Final plat	<u>10</u> -day NOA <u>No</u>	No	No	No	CC	No	No	Yes
Minor amendments to Type III permits	10-day NOA	No	No	No	DO	HE	No	Yes
<u>Official site plan for manufactured home parks, PRD;s</u>	<u>15</u> -day NOA	<u>DO</u>	<u>No</u>	<u>No</u>	<u>DO</u>	<u>HE</u>	<u>No</u>	<u>Yes</u>

**Table 19.04A-I: Classification of Permits and Decisions**

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
<u>and residential condominiums</u>								
<b>Type III:</b>								
<u>Conditional use permit and variances</u>	<u>15-day NOA</u> <u>10-day NOH</u>	No	No	HE	HE	No	No	Yes
Preliminary plat	15-day NOA 10-day NOH	DO	<u>PG</u> No	HE	HE	No	No	Yes
Shoreline CUP	30-day NOA plus 15-day NOH	No	No	HE	HE	No	No	Yes
Shoreline variance	30-day NOA plus 15-day NOH	No	No	HE	HE	No	No	Yes
WCF: Monopole	15-day NOH	DO	<u>PG</u> No	HE	HE	No	No	Yes

**Table 19.04A-I: Classification of Permits and Decisions**

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
WCF: Small cell architectural design deviation request	15-day NOH	DO	PC	HE	HE	No	No	Yes
<del>Official site plan for manufactured home parks, PRD, and residential condominiums</del>	<del>15-day NOA 10-day NOH</del>	<del>DO</del>	<del>PC</del>	<del>HE</del>	<del>HE</del>	<del>No</del>	<del>No</del>	<del>Yes</del>
<del>Day care centers</del>	<del>15-day NOA 10-day NOH</del>	<del>DO</del>	<del>No</del>	<del>HE</del>	<del>HE</del>	<del>No</del>	<del>No</del>	<del>Yes</del>
Major amendments to Type III permits	15-day NOA 10-day NOH	DO	No	HE	HE	No	No	Yes
<b>Type IV:</b>								
Comprehensive plan amendment	<u>15-day</u> NOA	None	Yes	PC++	PC recommendation**	No	No	Yes

**Table 19.04A-I: Classification of Permits and Decisions**

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
	10-day NOH				10-day NOH			
Development regulations amendments	15-day NOA 10-day NOH	None	No	PC++	PC recommendation** CC decision**	No	No	Yes
Annexation	15-day NOA 10-day NOH	DO, CE	No	CC/SCBRB	CC/SCBRB	No	No	Yes
Vacations of streets and alleys	10-day NOH	CE	No	CC	CC	No	No	Yes
Development agreement***	10-day NOH	No	No	CC	CC	No	No	Yes
Zoning map amendment	15-day NOH	DO	No	PC	CC	No	No	Yes

CC City Council

NOH Notice of Hearing (per GFMC [19.04A.260](#))

CE City Engineer

PC Planning Commission

**Table 19.04A-I: Classification of Permits and Decisions**

Type of Application	Public Comment/ Notice Period	Pre-Application Meeting	Public Meeting/ Recommendation	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City or Judicial Appeal
DO Designated Official				PWD Public Works Director				
HE Hearing Examiner				SCBRB Snohomish County Boundary Review Board				
NOA Notice of Application <del>(per CFMC 19.04B.225)</del>				WCC Wireless Communications Facilities				

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

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

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

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

**19.04B.315 Notice of application.**

(A) Notice of application for Type III permits shall be provided within 14 days of the determination of completeness pursuant to GFMC [19.04A.230](#), Time frames for review. Notice shall be provided as indicated in subsection (B) of this section. If any open record predecision hearing is required for the requested project permit(s), the notice of application shall be provided at least 15 days prior to the open record hearing.

(B) Notice of Application Requirements of Type III Permits.

Type III Action or Permit	Mail	Post	Publish
All Type III Actions and Permits	X	X	X

(C) Mailed Notices. Mailings shall be completed pursuant to GFMC [19.04A.225](#) with the additional requirements stated below:

(1) Additional Notification Requirements for Preliminary Plats.

(a) Notice of the filing of a preliminary plat adjacent to or within one mile of the municipal boundaries of a city or town, or which contemplates the use of any city or town utilities, shall be given to the appropriate city or town authorities.

(b) Notice of the filing of a preliminary plat of a proposed subdivision located in a city or town and adjoining the municipal boundaries thereof shall be given to the appropriate county officials.

(c) Notice of the filing of a preliminary plat of a proposed subdivision located adjacent to the right-of-way of a state highway or within two miles of the boundary of a state or municipal airport shall be given to the Secretary of Transportation.

(2) Additional Notification Requirements for Shoreline Permits. A statement that any person desiring to submit written comments concerning an application, or desiring to receive notification of the final decision concerning the application as expeditiously as possible after issuance of the decision, may submit the comments or requests for decisions to the city within 30 days of the last date the notice is to be published pursuant to this section.

(D) Posted Notices. Posted notices shall be completed pursuant to GFMC [19.04A.225](#) with the additional requirements stated in subsection (D)(3) of this section:

(1) On-Site Posting. At least one public notice board shall be posted on the site on each public right-of-way fronting on the site.

(2) Public Posting. A public notice shall also be posted on the notice board at City Hall, the library, and the post office.

(3) The following Type III applications are major land use actions: ~~conditional uses~~, preliminary plats, and shoreline permits.

(E) Published Notice. If required, published notice shall be completed pursuant to GFMC [19.04A.225](#). [Ord. 994 § 3, 2020.]

**§ 19.04C.020. Conditional use permit.**

(A) Purpose.

- (1) The purpose of this section is to establish decision criteria and procedures for special uses, called conditional uses, which possess unique characteristics. Conditional uses are deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. These uses require a special degree of control to assure compatibility with the comprehensive plan, adjacent uses, and the character of the vicinity.
- (2) Conditional uses will be subject to review by the city and the issuance of a conditional use permit. This process allows the city to:
  - (a) Determine whether these uses will be incompatible with uses permitted in the surrounding areas; and
  - (b) Make further stipulations and conditions that may reasonably assure that the basic intent of this UDC will be served.

(B) ~~Hearing Examiner~~Designated Official Decision. The ~~hearing examiner~~designated official shall review conditional use permits in accordance with the provisions of this section and may approve, approve with conditions, modify, modify with conditions, or deny the conditional use permit based on findings of compliance or noncompliance with subsection (C) of this section. The ~~hearing examiner~~designated official may modify bulk requirements, off-street parking requirements, and use design standards to lessen impacts, as a condition of the granting of the conditional use permit.

(C) Required Criteria and Findings. A conditional use permit may be approved only if the applicant can adequately demonstrate on the record:

- (1) That the granting of the proposed conditional use permit will not:
  - (a) Be detrimental to the public health, safety, and general welfare;
  - (b) Adversely affect the established character of the surrounding vicinity; nor
  - (c) Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
- (2) That the granting of the proposed conditional use permit is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan and any implementing regulation.
- (3) That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
- (4) That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety and welfare of the community from such hazard.

- (5) That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
  - (6) That the level of service standards for public facilities and services are met in accordance with the concurrent management requirements. See Chapter 19.12 GFMC.
- (D) Burden of Proof. The applicant has the burden of proving that the proposed conditional use meets all of the criteria in subsection (C) of this section.
- (E) Application. Submittal of an application for a conditional use permit shall include:
- (1) A completed application form.
  - (2) A base map showing property boundary lines, existing lots, tracts, utility or access easements and streets, topography, existing development features, water bodies, wetlands and buffers, and flood-prone areas.
  - (3) A legal description and vicinity map of the property.
  - (4) A site plan showing the location and ground elevation of any proposed structures, parking areas, common use areas, landscaping, utilities, grading and drainage, mitigation for critical area impacts, fences and other proposed features. (If easements or covenants are proposed, their location and design must be shown.)
  - ~~(5) Mailing labels of all property owners within 300 feet of the project site.~~
  - (6)(5) A written statement addressing the decision criteria (see subsection (C) of this section) and any other information required by the city.
- (Ord. 1020 § 1 (Att. A), 2022)

**§ 19.04C.055. Variances.**

- (A) Purpose. The purpose of this section is to provide a means of altering the requirements of this UDC in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties within the identical regulatory zone because of special features or constraints unique to the property involved.
- (B) Granting of Variances. The city shall have the authority to grant a variance from the provisions of this UDC when, in the judgment of the hearing examiner, the conditions as set forth in subsection (C) of this section have been found to exist. In such cases a variance may be granted which is in harmony with the general purpose and intent of this UDC so that the spirit of this UDC shall be observed, public safety and welfare secured, and substantial justice done.
- (C) Decision Criteria. Before any variance may be granted, it shall be shown:
  - (1) That there are special circumstances applicable to the subject property or to the intended use such as shape, topography, location, or surroundings that do not apply generally to the other property or class of use in the same vicinity and zone;
  - (2) That such variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other property in the same vicinity and zone but which because of special circumstances is denied to the property in question;
  - (3) That the granting of such variance will not be materially detrimental to the public health, safety, and welfare or injurious to the property or improvement in such vicinity and zone in which the subject property is located;
  - (4) The need for the variance is not the result of deliberate actions of the applicant or property owner;
  - (5) The variance does not relieve an applicant from any of the procedural provisions of the UDC;
  - (6) The variance does not relieve an applicant from any standard or provision that specifically states that no variance from such standard or provision is permitted;
  - (7) The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the proposal is located;
  - (8) The variance does not allow the creation of lots or densities that exceed the base residential density for the zone;
  - (9) The variance is the minimum necessary to grant relief to the applicant;
  - (10) The variance from setback or height requirements does not infringe upon or interfere with easement or covenant rights or responsibilities; and

(11) That the granting of such variance will not adversely affect the comprehensive plan.

(D) Conditions of Variances. When granting a variance, the hearing examiner shall determine that the circumstances do exist as required by subsection (C) of this section, and attach specific conditions to the variance which will serve to accomplish the standards, criteria, and policies established by this UDC.

(E) Application. Submittal of an application for a variance shall include:

(1) A completed application form;

(2) A site plan showing all information relevant to the request including but not limited to: location of existing and proposed structures, roads, property lines, parking areas, landscaping and buffers;

~~(3) Mailing labels of all property owners within 300 feet of the project site;~~

~~(4)(3) A written statement addressing the decision criteria in subsection C and any other information required by the city at the preapplication meeting.~~

(Ord. 1020 § 1 (Att. A), 2022)

**19.04D.130 Street standards.**

(A) All street improvements, grades and design shall comply with standard regulations and specifications as set forth in Granite Falls public works standards.

~~(B) When required by the city to mitigate anticipated impacts of a new subdivision or short plat, the developer shall incorporate features into the layout of the street circulation system to minimize cut-through traffic of the proposed development and/or surrounding neighborhoods.~~

~~(B)~~ This section does not apply to trails or pedestrian walkways not located in the public right-of-way.

~~(D) Proposed single-access subdivision streets ending in cul-de-sacs, hammerheads or loop roads shall not exceed 400 lineal feet in length from the access point of the new subdivision and serve more than 30 proposed dwelling units unless a connection can be established to a second access right-of-way. [Ord. 1020 § 1 (Att. A), 2022.]~~

~~(C) -All street improvements, grades and design shall be built to current city standards and meet minimum requirements as defined in the city of Granite Falls public works standards. The minimum requirement for each street classification shall be based on the maximum potential number of dwelling units served by the logical extension of common streets to serve other land.~~

~~(D) Local streets shall be laid out to discourage use by through traffic.~~

~~(E) The use of curvilinear streets and loop access roads shall be encouraged where such use will result in a more desirable layout.~~

~~(F) Proposed streets shall extend to tract boundaries unless prevented by topography or other physical constraints, or unless the public works director determines such extension is unnecessary or undesirable for coordination with the city street plan or future development of adjacent tracts.~~

~~(G) Right-of-way width in excess of the city standards may be required due to topography or other special circumstances, as determined by the designated official or public works director.~~

~~(H) The computations for complying with the zoning code minimum lot size shall not include the access easement area.~~

~~(I) For any easement with public utilities, the public works director shall determine easement width.~~

**19.06.010 Density and dimension.**

(A) Purpose. The purpose of this chapter is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high-quality development within the city.

(B) Density Standards. Minimum and maximum densities can be found in Chapter [19.03](#) GFMC. Notwithstanding any other provision of this Code, the Designated Official may approve a reduction in the applicable minimum density requirement where the applicant demonstrates that unique site conditions, project characteristics, or public benefits make strict compliance impractical or inconsistent with the purposes of this Code.

(C) Setback, Height and Coverage Standards. Chapter [19.03](#) GFMC sets forth the required development standards for the zones.

(1) Setback Measurement. A ~~setback is measured from the property line~~ ~~setback is measured from the edge of a street right-of-way, access easement or private road.~~ Where there is no street right-of-way, access easement or private road, a setback is measured from the property line.

(2) Designation of Required Setbacks. All lots except pipestem lots must contain at least one front yard setback. All lots must contain one rear yard setback except for corner, through, and pipestem lots. All other setbacks will be considered interior yard setbacks.

(3) Corner Lots. If a lot abuts the intersection of two or more street rights-of-way, a front yard setback is required abutting each right-of-way.

(4) Through Lots. In the case of a through lot, a front yard setback is required abutting each street right-of-way.

(5) Front Yard Setback Averaging. Averaging may be used to reduce a front yard setback requirement when a principal building has been established on an adjacent lot with less than the standard required setback. This provision shall not apply if the adjacent lot has received a reduced setback based upon a discretionary land use approval. This exception shall be calculated as follows:

(a) Averaging shall be calculated by adding the existing front yard setbacks of the adjacent lots together and dividing that figure by two.

(b) When an adjacent lot is vacant, averaging shall be calculated by adding the front yard setback of the adjacent developed lot with the minimum front

yard setback of the zone in which the construction is proposed and dividing that figure by two.

(6) Slopes. If the topography of a lot is such that the minimum front yard setback line is eight feet or more above the street grade, and there is no reasonable way to construct a driveway up to the dwelling unit level, a garage/carport may be built into the bank and set at least five feet back from the right-of-way.

~~(7) Accessory Structures – Interior Yard Exception. Detached one-story accessory structures may occupy 25 percent of the total area of a side yard (that portion of the yard exclusive of required setbacks).~~

~~(8) Accessory Structures – Rear Yard Exception. Detached one-story accessory structures may occupy 50 percent of the total area of a rear yard and shall maintain a minimum five-foot setback, except in the DT-2,500 zones.~~

~~(9) Bus Shelters. Bus shelters for school district or transit authority purposes may be located within a front yard setback when located on private property if they do not exceed 50 square feet of floor area and one story in height, provided all applicable site distance requirements are met.~~

~~(10)~~ Projection Exception.

(a) Fireplace structures, bay or garden windows, enclosed stair landings, ornamental features, or similar structures may project into any setback, provided such projections are:

- (i) Limited to two per required yard.
- (ii) Not wider than 10 feet.
- (iii) Not more than 18 inches into a side yard setback or two feet into a rear yard setback.
- (iv) Not more than three feet into a front yard setback.

(b) Uncovered porches and decks which do not exceed 33 inches from finished lot grade may project into any setback, provided such projections do not extend more than six feet into a front yard setback or 18 inches into a side yard setback.

(c) Wheelchair ramps may project into any required setback.

~~(1+8)~~ Rear Yards – Exception. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line, may be considered the “rear lot line.”

(D) Height Standards. (See Figure 1 set forth in subsection (D)(2) of this section for measuring building heights.)

(1) Measurement. The height of a fence located on a rockery, retaining wall, or berm shall be measured from the top of the fence to the ground on the high side of the rockery, retaining wall, or berm.

(a) Walls, fences, and berms up to three feet in height may be located on any part of a lot. Open fences may be up to four feet in height.

(b) Walls, fences and berms up to six feet in height may be located to the rear of the front wall line of the principal residence unless otherwise determined to provide a site distance hazard by the building inspector.

(c) The provisions of this section shall not apply to fences required by state law to surround public utility installations, or to fences enclosing school grounds and public playgrounds. A building permit shall be required for construction of any wall or fence over six feet in height located within the city.

(2) Exceptions. Height standards shall not apply to the following:

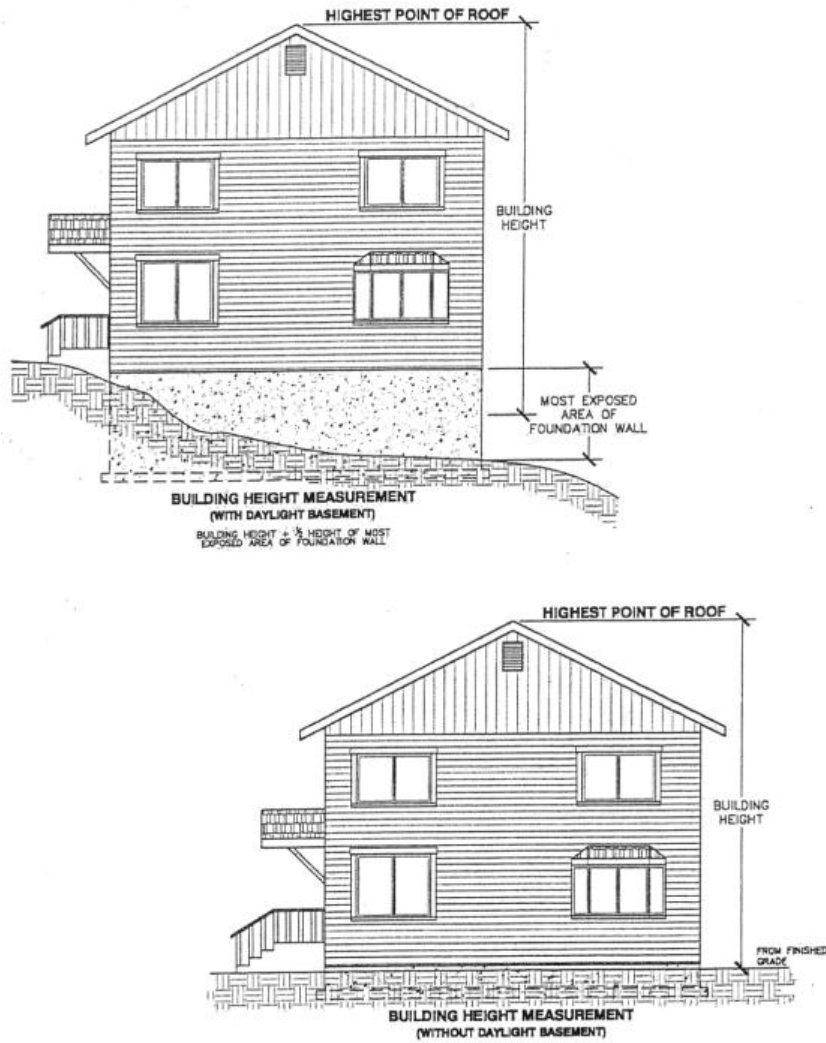
(a) Church spires, belfries, domes, chimneys, antennas, satellite dishes, ventilation stacks, or similar structures, provided the structure is set back from all property lines a distance equal to the height of the structure.

(b) Rooftop Mechanical Equipment. All rooftop mechanical equipment may extend ~~10~~5 feet above the height limit of the zone, provided all equipment is set back 10 feet from the edge of the roof and architecturally screened from view from adjacent parcels or right of way.

(c) Utility towers are subject to review of site location.

(d) Utility poles are limited to 30 feet in height unless the designated official determines that there is a special circumstance.

Figure 1 – Building Height Measurement



(E) General Development Standards.

(1) Existing Lot – Single-Family Dwelling Permitted. In any zone that permits a single-family dwelling unit, a single-family dwelling unit and permitted accessory

~~structures may be constructed or enlarged on one lot which cannot satisfy the density requirements of the zone where the lot was legally created prior to the effective date of this regulation. This section shall not waive the requirements for setbacks and height of the zone in which the lot is located.~~

**Commented [AH1]:** Covered in the nonconforming use section

~~(21) Combining Lots – Interior Yard Setback Exception. Where two or more lots are used as a building site and where principal buildings cross lot lines, interior yard setbacks shall not be required from those lot lines crossed by the principal building.~~

~~(3) Legally Created Lots – Development Permitted Proof:~~

~~(a) Development shall be permitted only on legally created lots:~~

~~(b) To establish that a lot has been legally created, the applicant must provide one of the following:~~

~~(i) A copy of formal plat, short plat, or large lot subdivision approved by Granite Falls separately describing the lot.~~

~~(ii) A copy of the boundary line adjustment or lot combination separately describing the lot.~~

~~(iii) Documentation that the creation of the lot was exempt from the provisions of the subdivision title.~~

~~(iv) A deed, contract of sale, mortgage, recorded survey, or tax segregation that separately describes the lot.~~

**Commented [AH2]:** Included in 19.04D.065 Legal Lot Status

~~(e2) Pipestem (Flag) Lots. Pipestem (flag) lots are allowed in the R-2.3, R-9,600 and R-7,200 zones. Pipestem (flag) lots may be approved subject to the criteria provided in this code.~~

~~(a) All development of principal residences, accessory dwellings, garages, sheds, and other structures shall be built within the required setbacks.~~

~~(b) The “building area” within the setbacks shall be large enough to accommodate a 40-foot-diameter building circle to ensure that the shape of the lot is adequate to support development that results in attractive, usable open spaces.~~

~~(c) The perimeter treatment of the lot including the driveway portion may include fencing or landscaping to screen the development from adjacent properties.~~

~~(da) The maximum length of a “flag” shall be 200 feet.~~

- (b) The minimum width of the minor access portion shall be 20 feet;
- (c) The computations for complying with the zoning code minimum lot size shall not include the minor portion of a pipestem-shaped lot;
- (d) Side-by-side pipestems in subdivisions are not permitted;
- (e) No pipestem -shaped lot will be permitted if there is a potential for additional development, unless adequate area is left for the future development potential; and
- (f) All pipestem access drives shall comply with easement access standards, including type of units allowed and improvements required.

~~(43)~~ Bulkheads and Retaining Walls. Any structure constructed and erected between lands of different elevations used to resist the lateral displacement of any material, control erosion, or protect structures may be placed within required setbacks to a maximum height of six feet, provided all applicable site distance requirements are met.

~~(54)~~ Sanitary Sewer Connection. All new developments requiring sanitary sewer facilities must connect to a public sewer system if the system is within 200 feet of the property line. If not within 200 feet, the development must connect at the time that public sewer becomes available to any property served by a private sewage disposal system. This connection must be made within 90 days of sewer availability.

Any existing septic system that fails to meet Snohomish health district standards must be repaired or replaced within 90 days of failure.

~~(65)~~ Stormwater Drainage and Water Quality. All development shall comply with the Department of Ecology's ~~2005-currently adopted~~ Stormwater Management Manual for Western Washington and revisions thereto. [Ord. 1070 § 7, 2026; Ord. 1069, 2025; Ord. 905 § 1 (Att. A), 2016; Ord. 740 § 1 (Exh. A), 2007.]

**Commented [AH3]:** Don't think we can required this until the septic system fails.

**19.06.095 Accessory Structures.**

(A) Purpose. The purpose of this chapter is to establish standards for residential accessory structures that are incidental and subordinate to a permitted single-family residence, and to ensure such structures are compatible with surrounding residential development. Accessory structures shall be clearly subordinate to the primary structure and use. No accessory structure or use shall be established prior to construction of the principal structure on the subject property.

(B) Accessory structure standards. In zones where residential accessory structures are permitted, all proposals shall be subject to review and approval by the Designated Official, and shall comply with the standards of this section. Unless otherwise specified, accessory structures shall comply with the following:

Table 1

<b>Front setback</b>	<u>See GFMC 19.06 for standard lots and GFMC 19.05.300(l)(6) for PRD lots.</u>
<b>Side setback</b>	<u>5 feet</u>
<b>Side street setback</b>	<u>10 feet</u>
<b>Rear yard setback</b>	<u>5 feet for one-story structures, 10 feet for two-story structures</u>
<b>Accessory structure footprint</b>	<u>On lots under one acre, accessory structures are limited to 80 percent of the footprint of the primary residence.</u>
<b>On-lot structure separation</b>	<u>A minimum of five feet of separation is required between structures; provided, that this separation may be reduced if:  Adequate fire rating is provided between structures per the International Building Code.</u>
<b>Height</b>	<u>20 feet</u>

(C) Administrative Modifications.

- (1) The Designated Official may impose additional setbacks, landscaping, buffering, or design conditions to mitigate impacts.

(2) Minor deviations from the height and footprint limitations for lots under one acre may be approved to accommodate standard construction practices.

#### **21.04.020 Definitions.**

“Development activity” means any residential construction or expansion of a building, structure or use of land, or any other change in use of building, structure, or land that creates additional demand and need for school facilities, but excluding building permits for ~~attached or detached accessory apartments, and~~ remodeling or renovation ~~permits~~ which do not result in additional dwelling units.

#### **21.04.110 School impact fees and administrative fees.**

(A) The school impact fees set forth in Appendix A, attached to the ordinance codified in this chapter, are generated from the formula for calculating impact fees set forth in District No. 332’s capital facilities plan. Except as otherwise provided in this chapter, all land use and building permits issued by the city will be charged the school impact fee in Appendix A.

(B) ~~The city’s costs of administering the impact fee program shall be paid by the applicant to the city as part of the development application fee. Said fee shall be as set forth in most current fee resolution and shall be an amount that approximates, as nearly as possible, the actual administrative costs of administering the school impact fee program. The city’s cost of administering the impact fee program shall be \$15.00 per dwelling unit and shall be paid by the applicant to the city as part of the development application fee.~~

[Ord. 907 § 1 (Att. A), 2016; Ord. 639 § 11, 2001; Ord. 599 § 11, 1998.]

### **21.06.020 Applicability.**

(A) The requirements of this chapter shall apply to all development regulated by the GFMC unless otherwise exempted.

(B) Mitigation of impacts on parks located in jurisdictions outside the city will be required when:

(1) The other affected jurisdiction has reviewed the development's impact(s) under its adopted impact fee regulations and has recommended to the city that there be a requirement to mitigate the impact; and

(2) There is an interlocal agreement between the city and the affected jurisdiction specifically addressing impact analysis and mitigation.

(C) The following are exempted from impact fees:

(1) Alteration, expansion, reconstruction, or replacement of existing single-family or multifamily dwelling units that does not result in additional dwelling units.

~~(2) Accessory dwelling units.~~

~~(3)~~ Development which has impact mitigation provided through environmental review under the State Environmental Policy Act.

~~(4)~~ Development for which park impacts have been mitigated by the payment of, or promise or obligation to pay, fees, dedicate land, or construct or improve park facilities as part of a permit approval process granted prior to the effective date of the ordinance codified in this chapter unless the terms of the agreement expressly provide otherwise. [Ord. 1069, 2025; Ord. 907 § 1 (Att. A), 2016.]

### **21.06.070 Calculation of impact fees.**

(A) Park impact fees are based on the level of service standards for parks and recreation facilities established in the comprehensive plan.

(1) It is the city's intent to maintain the ratio of park land to population established in the comprehensive plan land use element. Dedication of land and facilities for public parks and recreation facilities is the preferred method for mitigating impacts on such facilities caused by the development of new households.

(2) When creation of a new household (in the form of a subdivision, short plat, planned residential development (PRD), manufactured housing park, or residential building permit on a lot for which a parks impact fee has not been collected) is proposed, the city shall require dedication of land necessary to meet the park land to population ratio level of service standards for parks and recreation facilities. In the event that land dedication is determined by the city to be unfeasible, a mitigation fee in accordance with Table 2 shall be assessed. The amount of land to be dedicated for each dwelling unit shall be as shown in Table 1.

**Table 1**

**Parks Land Dedication Formula**

Park land area per household: $2 \times 43,560/400 = 220$ square feet/HH (rounded)
Given the following variables:
a) Comprehensive plan park land to population ratio = two acres per 1,000
b) Average household size = 2.6 persons per household
c) Households per 1,000 = $1,000/2.6 = 385$

(B) The fee value of land to be dedicated may be determined by either of the following methods:

(1) The applicant may provide a fair market appraisal of the improved property value. The appraisal shall be prepared by a member of the Appraisal Institute (MAI).

(2) The city may calculate the average improved land value using Snohomish County assessor’s data for all new dwelling units constructed in the previous calendar year.

(C) Park impact fee (PIF) assessments in lieu of land dedication shall be collected based on Table 2 and specified by city council resolution.

**Table 2**

## Parks Impact Fee Formula

Given the following variables:	
A	Adjustment in accordance with RCW <a href="#">82.02.050</a> and <a href="#">82.02.060</a> to provide a balance between impact fees and other sources of public funds to meet park and recreation facilities capital facility's needs. This adjustment is 50 percent, so that A = 0.5.
HS	Average household size of 2.6 persons.
PLOS	Adopted park land level of service standard of two acres per 1,000 population.
PLR	Proportionate land requirement per new household (0.0052) acre calculated as $PLOS \div 1,000 \times HS$ .
PV	Park land value of \$10,000 per acre and park improvement value of \$70,000 per acre.
TLOS	Adopted trails level of service standard of one mile per 1,000 population.
TV	Trails land and improvement value of \$30,000 per mile.
PTR	Proportionate trail requirement per new household (0.0026) calculated as $TLOS \div 1,000 \times HS$ .

Therefore:  $PIF = A \times [(PLR \times PV) + (PTR \times TV)]$

$PIF = 0.5 \times [0.0052 \times \$80,000 + 0.0026 \times \$30,000] = \$247.00$  per new household

Fees for accessory dwelling units shall not exceed 50% of the established new household amount.

(unless amended by city council resolution<sup>1</sup>)

<sup>1</sup> City council fee resolution No. 2015-02 sets the current park impact fee at \$230.00 per new household.

[Ord. 1069, 2025; Ord. 907 § 1 (Att. A), 2016.]

**19.04C.075 Site plan review.**

(A) The intent of this section is to establish procedures for reviewing site plans submitted as part of permit applications. All proposals for new multifamily residential, mixed use, commercial, or industrial development shall be subject to site plan application and review. Binding site plans are reviewed under GFMC [19.05.100](#). The purpose of the site plan review process is to determine compliance with the city’s applicable development regulations and comprehensive plan provisions and to ensure the following have been achieved:

- (1) To coordinate the proposal, as is reasonable and appropriate, with other known or anticipated development on private properties in the area and with known or anticipated right-of-way and other public projects within the area;
- (2) To encourage proposals that embody good design principles that will result in high quality development on the subject property;
- (3) To determine whether the streets and utilities in the area of the subject property are adequate to serve the anticipated demand from the proposal; and
- (4) To review the proposed access to the subject property to determine that it is the optimal location and configuration for access.

(B) Scope. The review and approval of site plans shall be made as a part of the application approval process unless otherwise provided in this chapter. Site plan review and approval are required for all multiple-family, commercial, industrial, utility, shoreline development, public-initiated land use proposals, the expansion and exterior remodeling of structures, parking, and landscaping, and as otherwise specified in this title.

(C) Procedures. A site plan shall be submitted as part of all permit and project approval applications with the information required in subsection (D) of this section. Additional information may be required to conduct an adequate review. Each site plan application shall be reviewed as a Type II review pursuant to Chapter [19.04B](#) GFMC.

(D) Site Plan Application. The application shall meet the submittal requirements established by GFMC [19.04A.220](#)(E) and the site plan shall include the following:

- (1) The name or title of the proposed project;
- (2) The date, north arrow and appropriate engineering scale as approved by the community development department (e.g., one inch equals 20 feet; one inch equals 30 feet; one inch equals 40 feet; etc.);
- (3) Boundary lines of tracts, lot lines, lot numbers, block numbers;

**Commented [AH1]:** Standardize what needs to be included on the site plan so that it is identical in all sections. Eliminate any requirement for paper or mylars.

- (4) Location and name of existing and proposed streets and right-of-way;
- (5) Drainage channels, watercourses, marshes, lakes and ponds;
- (6) All significant wooded areas as characterized by evergreen trees eight inches in diameter or greater and/or deciduous trees 12 inches in diameter or greater, measured four and one-half feet above grade;
- (7) Existing structures and setbacks;
- (8) The building envelope of all structures and the location of all on-site recreation open space areas, buffers, points of egress, ingress, and internal circulation, pedestrian facilities and parking;
- (9) Calculations showing acreage of the site, number of dwelling units proposed, zoning, site density, and on-site recreation open space acreage;
- (10)     The location of existing driveways;
- (11)     All easements and uses;
- (12)     Existing and proposed utilities services;
- (13)     Fire hydrant locations and distances;
- (14)     Five-foot contour lines;
- (15)     Preliminary street profile together with a preliminary grading and storm drainage plan;
- (16)     A typical cross-section of the proposed street improvements;
- (17)     Any regulated sensitive area such as wetlands, steep slopes or wildlife habitat.

(1) The name or title of the proposed project;

(2) The date, north arrow and appropriate engineering scale as approved by the community development department (e.g., one inch equals 20 feet; one inch equals 30 feet; one inch equals 40 feet; etc.);

(3) Name, address, and phone number of the owner and plan preparer(s);

(4) Vicinity sketch (drawn to approximately one inch equals 2,000 feet scale) showing sufficient area and detail to clearly locate the project in relation to arterial streets, natural features, landmarks and municipal boundaries;

(5) Boundary lines of tracts, lot lines, lot numbers, block numbers, adjacent properties, zoning and existing uses;

(6) Location and name of existing and proposed streets and right-of-way;

(7) The building envelope of all structures and the location of all on-site recreation open space areas, buffers, points of egress, ingress, and internal circulation, pedestrian facilities and parking;

- ~~(8) Calculations showing acreage of the site, number of dwelling units proposed, zoning, site density, and on-site recreation open space acreage;~~
- ~~(9) Source, composition and approximate volume of fill materials;~~
- ~~(10) Drainage channels, watercourses, marshes, lakes and ponds;~~
- ~~(11) All significant wooded areas as characterized by evergreen trees eight inches in diameter or greater and/or deciduous trees 12 inches in diameter or greater, measured four and one-half feet above grade;~~
- ~~(12) Any regulated sensitive area such as wetlands, steep slopes or wildlife habitat;~~
- ~~(13) Existing structures and setbacks;~~
- ~~(14) All easements and uses;~~
- ~~(15) Existing and proposed utilities services (all utilities to be underground);~~
- ~~(16) Fire hydrant locations and distances;~~
- ~~(17) Five-foot contour lines;~~
- ~~(18) Preliminary street profile together with a preliminary grading and storm drainage plan;~~
- ~~(19) A typical cross-section of the proposed street improvements, proposed ground and building elevations, and the height of existing and proposed structures.~~

(E) Application Approval.

- (1) The approval authority shall approve, approve with conditions, or disapprove the application. The approval authority may grant final approval subject to any conditions it feels necessary to protect and promote the health, safety and general welfare of the community.
- (2) Such conditions may include, but are not limited to, the following: the requirement of easements, covenants, and dedications; fees-in-lieu-of; the installation, maintenance and bonding of improvements such as streets, landscaping, sewer, water, storm drainage, underground wiring, sidewalks, trails; and the recording requirements of the Snohomish County auditor.
- (3) Site plan approval shall expire as set forth in GFMC [19.04A.250](#).

(F) Site Plan Review Criteria – Consistency. Site plans shall be consistent with the applicable regulations and comprehensive plan provisions, and the requirements of this section.

(1) Open Space. All multifamily developments in the MR zone shall provide a minimum of 25 percent of the buildings' gross floor area as open space. Of the required open space, at least 50 percent shall be common open space available to all residents; no more than 20 percent may be provided as private open space (e.g., patios, decks, balconies); and no more than 30 percent may consist of critical areas or critical area buffers.

All required common and private open space shall meet the following standards:

(a) Common Open Space.

(i) Must include areas with minimum dimensions of 25 feet by 25 feet, be centrally located, and be easily accessible to residents.

(ii) Shall contain at least two amenities such as playgrounds, commercial-grade benches or picnic tables, sport courts, or trail segments.

(iii) At least 70 percent of common open space must be of a grade suitable for recreation.

(iv) Underground stormwater facilities may count only when designed as dual use facilities that are accessible and usable as open recreation areas. A detention pond is not considered usable as a recreation area.

(b) Private Open Space.

(i) Must be directly accessible from the associated dwelling unit(s).

(ii) Minimum sizes: 60 square feet for balconies (six-foot minimum dimension) and 120 square feet for patios/yards (10-foot minimum dimension).

(iii) May not overlap with required landscaping, parking, or drive aisles.

(c) Pedestrian Circulation.

(i) Developments shall provide a connected on-site pathway system linking all primary building entrances, common open spaces, parking areas, and adjacent public sidewalks or trails.

(ii) Pathways must be at least five feet wide, meet Americans with Disabilities Act (ADA) standards, and be constructed of an all-weather surface (gravel is not considered an all-weather surface); provided, that an all-weather surface shall not be required where terrain precludes ADA access, or where an alternate surface is determined by the designated official to be preferable. Where an alternate surface is used, appropriate materials, edging, and compaction shall be provided.

(d) Design and Landscaping.

(i) Open space shall be landscaped with native or drought-tolerant plant species suitable for Western Washington.

(ii) Lighting shall be pedestrian-scaled and dark-sky compliant.

(iii) Open spaces should incorporate CPTED principles to ensure visibility and resident safety.

(e) Maintenance.

(i) Before final approval is granted, the applicant shall submit to the city, for its approval, covenants, deed restrictions, homeowners' association bylaws, and/or other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads and community facilities at the cost of the property owners.

(ii) All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the city, and shall be approved by the city at the time of initial occupancy.

(G) Limitations on Site Plan Review. Site plans shall be reviewed to identify specific project design and conditions relating to the character of development, such as the details of curb cuts, drainage swales, the payment of impact fees, or other measures to mitigate a proposal's probable adverse environmental impacts. [Ord. 1070 § 5, 2026; Ord. 1020 § 1 (Att. A), 2022.]

**19.04C.080 Official site plan.**

(A) Purpose.

(1) Specify the criteria used by the city of Granite Falls to review and approve official site plans.

(2) To provide a method for logical and sequential review of projects not subject to subdivision regulations.

(B) Applicability. The official site plan process shall be used for the review of:

(1) Planned residential developments (PRDs);

(2) Residential condominiums;

(3) Manufactured or mobile home parks.

(Note: Provisions for a binding site plan (BSP) used for land division can be found in GFMC [19.05.100.](#))

(C) Application Submittal. ~~Each application for official site plan approval shall contain five copies of all complete application forms, plans and reports.~~ A complete application must include:

(1) Fees. The applicant shall pay the required fees as set forth in the city's fee resolutions when submitting an official site plan.

(2) Application form.

(3) Title report (dated within the last ~~60-30~~ days).

(4) Vicinity map of the area where the site is located.

(5) Environmental checklist.

(6) Landscape plan.

(7) ~~A preliminary site plan on 22-inch by 34-inch paper drawn to a scale of 50 or 100 feet to one inch, stamped and signed by a registered engineer, architect or land surveyor illustrating the proposed development of the property and including, but not limited to;~~ the following:

~~(1) The name or title of the proposed project;~~

~~(2) The date, north arrow and appropriate engineering scale as approved by the community development department (e.g., one inch equals 20 feet; one inch equals 30 feet; one inch equals 40 feet; etc.);~~

~~(3) Boundary lines of tracts, lot lines, lot numbers, block numbers;~~

~~(4) Location and name of existing and proposed streets and right-of-way;~~

~~(5) Drainage channels, watercourses, marshes, lakes and ponds;~~

- (6) All significant wooded areas as characterized by evergreen trees eight inches in diameter or greater and/or deciduous trees 12 inches in diameter or greater, measured four and one-half feet above grade;
  - (7) Existing structures and setbacks;
  - (8) The building envelope of all structures and the location of all on-site recreation open space areas, buffers, points of egress, ingress, and internal circulation, pedestrian facilities and parking;
  - (9) Calculations showing acreage of the site, number of dwelling units proposed, site density, and on-site recreation open space acreage;
  - (10) Proposed parking;
  - (11) Amount of impervious surface;
  - (12) The location of existing driveways;
  - (13) All easements and uses;
  - (14) Existing and proposed utilities services;
  - (15) Fire hydrant locations and distances;
  - (16) Five-foot contour lines;
  - (17) Preliminary street profile together with a preliminary grading and storm drainage plan;
  - (18) A typical cross-section of the proposed street improvements;
  - (19) Any regulated sensitive area such as wetlands, steep slopes or wildlife habitat.
- (a) Name or title of the proposed official site plan;
  - (b) Date, scale and north arrow;
  - (c) Boundary lines and dimensions including any platted lot lines within the property;
  - (d) Total acreage;
  - (e) Property legal description;
  - (f) Existing zoning;
  - (g) Location and dimensions of all existing and proposed:
  - (i) Buildings, including height in stories and feet and including total square feet of ground area coverage;
  - (ii) Parking stalls, access aisles, and total area of lot coverage of all parking areas;

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~~(iii) Off-street loading area(s):~~

~~(iv) Driveways and entrances:~~

~~(h) Proposed building setbacks in feet:~~

~~(i) Location of any regulated sensitive areas such as wetlands, steep slopes, wildlife habitat or floodplain and required buffers:~~

~~(j) Location and height of fences, walls (including retaining walls), and the type or kind of building materials or planting proposed to be used:~~

~~(k) Location of any proposed monument signs:~~

~~(l) Proposed surface stormwater drainage treatment:~~

~~(m) Location of all easements and uses indicated:~~

~~(n) Location of existing and proposed utility service:~~

~~(o) Existing and proposed grades shown in five-foot interval topographic contour lines:~~

~~(p) Fire hydrant location(s):~~

~~(q) Building architect elevations showing north, south, east and west views:~~

(8) Any other information as required by the city shall be furnished, including, but not limited to, traffic studies, wetland reports, elevations, profiles, and perspectives, to determine that the application is in compliance with this code.

~~(9) Applicants shall provide the city with one digital copy of the proposed official site plan data and associated documents on a CD in a CAD program compatible with AutoCAD or ArcView:~~

(D) Type of Approval. An official site plan is reviewed as a Type III process and approved or denied by the hearing examiner based on a recommendation from the designated official following a public hearing.

(E) Criteria for Approval.

(1) Standards for Review of an Official Site Plan. The hearing examiner shall review the proposed official site plan to determine whether it meets the following criteria:

(a) Conformance with the comprehensive plan.

(b) Conformance with all applicable performance standards and zoning regulations.

(c) Design sensitivity to the topography, drainage, vegetation, soils and any other relevant physical elements of the site.

(d) Availability of public services and utilities.

(e) Conformance with SEPA requirements.

(2) Condominium Standards. Development of condominiums including residential units or structures shall meet either of the standards set out in subsection (E)(2)(a) or (E)(2)(b) of this section:

(a) All lots and developments shall meet the minimum requirements of this code. Phase or lot lines shall be used as lot lines for setback purposes under the zoning code.

(b) Condominiums may be developed in phases where ownership of the property is unitary, but some structures are to be completed at different times or with different lenders financing separate structures or areas of the property. The following conditions shall apply to phased condominiums:

(i) By a joint obligation to maintain any and all access ways. The city shall have no obligation to maintain such access ways.

(ii) The city shall require easements for access to the property to allow for emergency services and utility inspections as defined in the development agreement.

(iii) Reciprocal easements for parking shall be provided to all tenants and owners.

(iv) The applicant must submit an official site plan schedule for completion of all phases.

(v) Phase lines must be treated as lot lines for setback purposes under the zoning code unless the property owner will place a covenant on the official site plan that the setback areas for built phases, contained in all unbuilt phases, shall become common areas and owned by the owners of existing units in the built portions of the condominium upon the expiration of the completion schedule.

(vi) All public improvements shall be guaranteed by bond or other security satisfactory to the city.

(vii) All built phases in a condominium official site plan shall have joint and several obligations to maintain landscaping through covenants or easements or both to assure that the responsibility is shared among the various owners.

(F) Official Site Plan Components.

(1) An official site plan shall include a record of survey and development agreement.

(2) The development agreement shall incorporate the conditions of approval for the official site plan.

(G) Recording Requirements.

(1) When the proposed official site plan receives final approval, the applicant shall record the official site plan and development agreement, if required, with the Snohomish County auditor.

(2) The applicant shall furnish the city with ~~three copies and~~ a digital copy of the recorded official site plan within five working days of recording, ~~and the Snohomish County assessor shall be furnished one paper copy.~~

(H) Development Requirements.

(1) Said lots shall not be sold or transferred unless the official site plan and a record of survey map, which is prepared in compliance with Chapter [58.09](#) RCW and which includes a legal description of each lot being created, is approved by the city, and filed for record in the Snohomish County auditor's office.

(2) The official site plan and all its requirements shall be legally enforceable on the purchaser or other person acquiring ownership of the lot, parcel, or tract.

(3) All development must be in conformance with the recorded official site plan. Any development use or density which fails to substantially conform to the site plan as approved constitutes a violation of this chapter.

(I) Amendment, Modification and Vacation.

(1) Amendment, modification and vacation of an official site plan shall be accomplished by following the same procedure and satisfying the same laws, rules and conditions as required for a new official site plan application, as set forth in this chapter.

(2) The vacated portion shall constitute one lot unless the property is subsequently divided by an approved subdivision or short division. [Ord. 1020 § 1 (Att. A), 2022.]

**19.05.100 Divisions requiring binding site plans.**

The purpose of the binding site plan is to provide an alternative method for the division of land as authorized by RCW [58.17.035](#) and [58.17.040](#)(4), (5), and (7). A binding site plan shall comply with the following requirements:

(A) Applications submitted shall comply with the requirements established by GFMC [19.04B.205](#) through [19.04B.260](#), application process.

(B) Notice of the filing of the binding site plan application shall be provided in compliance with GFMC [19.04B.225](#), Notice of application.

(C) As a basis for approval, approval with conditions or disapproval of a binding site plan, the designated official shall determine if appropriate provisions have been made for but not limited to the purpose and criteria set forth in Chapter [19.04D](#) GFMC, Subdivision and Short Subdivision Regulations.

(D) Each final decision of the designated official shall be in writing and shall include findings and conclusions based on the record to support the decision, in accordance with GFMC [19.04B.240](#), Notice of decision. The decision made by the designated official may be appealed to the hearing examiner in compliance with GFMC [19.04B.250](#).

(E) Decision Criteria. In order to approve a binding site plan, the department must find that the newly created lots function and operate as one site and that the binding site plan and record of survey comply and are consistent with the following provisions as well as any other applicable regulations as determined by the department:

- (1) Requirements of this article;
- (2) Requirements for noise control, Chapter [9.58](#) GFMC;
- (3) Requirements for public or private roads, right-of-way establishment and permits, access, and other applicable road and traffic requirements;
- (4) Compliance with fire lane, emergency access, fire-rated construction, hydrants and fire flow, and other requirements of GFMC [15.02.120](#);
- (5) Compliance with applicable construction code requirements, Chapter [15.02](#) GFMC;

(6) Compliance with applicable use and development standard requirements of this title;

(7) Compliance with applicable shoreline management code requirements of the shoreline master program, GFMC [19.07.030](#), and/or flood hazard area requirements of GFMC [19.07.035](#);

(8) Compliance with environmental policies and procedures and critical areas regulations of GFMC [19.07.010](#) and [19.07.020](#);

(9) Compliance with applicable drainage requirements of Chapter [13.20](#) GFMC;

(10) Compliance with applicable impact fee requirements;

(11) Provisions for adequate sewer service, water supply and refuse disposal; and

(12) Any other applicable provision of this title.

(F) Conditions of Approval.

(1) The designated official is authorized to impose conditions and limitations on the binding site plan. By this authority, and if the designated official determines that any delay in satisfying requirements will not adversely impact the public health, safety, or welfare, the designated official may allow requirements to be satisfied prior to issuing the first building permit for the site, or prior to issuing the first building permit for any phase, or prior to issuing a specific building's certificate of occupancy, or in accordance with an approved phasing plan.

(2) The binding site plan shall contain a provision requiring that any development of the site shall be in conformity with the approved binding site plan.

(3) The designated official may authorize sharing of open space, parking, access, and other improvements among properties subject to the binding site plan. Conditions and restrictions on development, use, maintenance, shared open space, parking, access, and other improvements shall be identified on the binding site plan and enforced by covenants, conditions, restrictions, easements, or other legal mechanisms.

(4) All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the owner, purchaser, and any other person acquiring a possessory ownership, security, or other interest in any property subject to the binding site plan.

(5) After approval of a binding site plan for land zoned and used for commercial or industrial purposes, or for land zoned and used for mobile home parks, the applicant shall record the approved binding site plan with a record of survey (except for the provision of RCW [58.09.090\(1\)\(d\)\(iv\)](#)) as one recording document complying with the requirements of this section.

(6) The designated official may authorize the use of a binding site plan for land, all or a portion of which will be subjected to the provisions of Chapter [64.32](#) or [64.34](#) RCW; the applicant shall then record the approved binding site plan with a record of survey (except for the provisions of RCW [58.09.090\(1\)\(d\)\(iv\)](#)) as one recording document complying with the requirements of this section. Following recordation of the binding site plan with record of survey, the applicant shall independently complete improvements shown on the approved binding site plan and file a declaration of condominium, and survey map and plans as required by Chapter [64.32](#) or [64.34](#) RCW.

(7) Under subsection (5) or (6) of this section, when a record of survey is not required pursuant to RCW [58.09.090\(1\)\(d\)\(iv\)](#), the applicable record of survey data, consistent with the application requirements as adopted by the department pursuant to GPMC [19.04A.220](#), shall be shown on the binding site plan to be recorded.

(G) Binding site plans shall be drawn at a scale no smaller than one inch equals 50 feet and shall include the design of any lots or building envelopes and the areas designated for landscaping and vehicle use.

(H) ~~Recording Requirements: All binding site plans shall be recorded in compliance with the following:~~

~~(1) Approval Required. No binding site plan shall be filed unless approved by the designated official and city engineer.~~

~~(2) Fees and Recording Procedure. Prior to recording, the applicant shall submit the original binding site plan on a PDF, AutoCAD file format and 22-inch by 34-inch plan sheets to the city clerk for signatures together with the binding site plan approval fee.~~

~~(3) Signatures Required. The final approval of the binding site plan shall be shown by affixing the signatures of the designated official and the city engineer and fire chief; the short plat documents to be recorded with the Snohomish County auditor.~~

~~(4) Recording Required. The approved binding site plan documents shall be filed for recording with the Snohomish County auditor and one reproducible copy shall be furnished to the city clerk.~~

~~(1) When the proposed Binding Site plan receives final approval, the applicant shall record the binding site plan with the Snohomish County auditor.~~

~~(2) The applicant shall furnish the city a digital copy of the recorded binding site plan within five working days of recording.~~

(I) Design Standards – Access Requirements. Access requirements and road standards to and within lots of the binding site plan shall be provided in accordance with GFMC [19.06.050](#) and the EDDS. New public road(s) shall be provided for lot access where determined by the public works director to be reasonably necessary as a result of the proposed development or to make appropriate provisions for public roads. The applicant may also propose establishment of public road(s).

(J) Phased Development.

(1) An applicant who chooses to develop a site in phases or divisions shall submit to the department a phasing plan consisting of a written schedule and a drawing illustrating the plan for concurrent review with the application for a binding site plan.

(2) Site improvements designed to relate to, benefit, or be used by the entire development (such as stormwater detention ponds or tennis courts in a residential development) shall be noted on the phasing plan. The phasing plan shall relate completion of such improvements to completion of one or more phases or stages of the entire development.

(3) Once a phasing plan has been approved, the information contained therein shall be shown on, or the phasing plan attached to and made a part of, the binding site plan.

(4) Approval of a phasing plan does not constitute approval of the binding site plan. No land may be used, no buildings may be occupied, and no lots may be sold except in accordance with the approved binding site plan.

(K) Approved binding site plans shall be binding and all provisions, conditions and requirements of the binding site plan shall be legally enforceable on the purchaser or any person acquiring a lease or other ownership interest of any lot, parcel or tract created pursuant to the binding site plan. A sale, transfer, or lease of any lot, tract or parcel created pursuant to the binding site plan that does not conform to the requirements of the binding site plan approval shall be considered a violation of this chapter, and shall be restrained by

injunctive action and shall be illegal as provided in Chapter [58.17](#) RCW, Plats – Subdivisions – Dedications.

(L) Acceptance of Site Improvements. All public and private site improvements must be completed and accepted by the city or subjected to a performance security per GFMC [19.04A.180](#) approved by the department prior to issuing the first building permit for the site, prior to issuing the first building permit for any phase, or prior to issuing a specific building’s certificate of occupancy. Alternatively, the department may condition the completion of such improvements pursuant to an approved phasing plan.

(M) Bonding or Performance Security.

(1) Prior to issuing the first building permit for a site development, prior to issuing the first building permit for each phase, or prior to issuing a specific building’s certificate of occupancy, the designated official may require performance security or security to be provided in a form and amount deemed necessary to assure that all work or actions required by this title are satisfactorily completed in accordance with the approved binding site plan and to assure that all work or actions not satisfactorily completed will be corrected to comply with the approved binding site plan to eliminate hazardous conditions, to restore environmental damage or degradation, and to protect the health, safety, and general welfare of the public bonding in accordance with GFMC [19.04A.180](#), Security mechanisms.

(2) The bond or other security device must be conditioned on:

(a) The work or requirements being completed in accordance with the binding site plan;

(b) The site being left in a safe condition; and

(c) The site and adjacent or surrounding areas being restored in the event of damages or other environmental degradation from development activities conducted pursuant to the binding site plan.

(N) All subsequent development shall be in conformity with the approved binding site plan. Each binding site plan document shall reference the requirement for compliance with the binding site plan approval.

(O) Amendments to or vacations of an approved binding site plan shall be made through the process of this section.

(P) Approved binding site plans may contain any easements, restrictions, covenants, or conditions as would a subdivision approved by the city. [Ord. 1020 § 1 (Att. A), 2022.]