

PLANNING COMMISSION MEETING AGENDA

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

The Granite Falls Planning Commission will hold its meeting in person. A Zoom link may be requested by contacting the City Clerk by email: Darla.Wilkins@ci.granite-falls.wa.us, no later than 3:00 PM 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 comment may email the City Clerk with their name, address, and the message they would like to have read into the record.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
 - 4.A. Approval of June 9, 2026 Minutes**
- 5. NEW BUSINESS**
 - 5.A. Discussion - Planned Residential Development Standards**
- 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: Approval of June 9, 2026 Minutes **Originating Dept.:** City Clerk

Action Recommended: Motion to approve the Minutes of June 9, 2026. **Approval(s):** Approve
City Clerk

Meeting Date: July 14, 2026

Date Submitted: 6/9/2026

Exhibit(s):

1. 06-09-2026 Minutes

Budgeted Amount:

BARS Code:

Summary Statement:

The attached minutes are from the meeting of June 9, 2026

Background:

Recommended Motion:

- 1) Motion to approve the minutes of June 9, 2026.



PLANNING COMMISSION MEETING MINUTES

**June 9, 2026
6:30 PM
Civic Center**

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

Members Absent Commissioner Jude Anderson

City Staff City Clerk Darla Wilkins
Planning Director Amy Hess

Consultants

1. CALL TO ORDER

Chair/Commissioner Frederick Cruger called the meeting to order at 6:30 PM.

2. FLAG SALUTE

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

3. ROLL CALL

Chair/Commissioner Frederick Cruger verbally called out each of the Planning Commissioner's names.

City Clerk Darla Wilkins took note of the meeting attendance.

4. APPROVAL OF MINUTES

4.A. Approval of May 19, 2026 Minutes

MOTION:	Motion to approve the Minutes of May 19, 2026.
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MOVER:	Planning Commissioner Laura Houk
SECONDER:	Planning Commissioner Scott Morrison
AYES:	Chair/Planning Commissioner Frederick Cruger, Planning Commissioner Scott Morrison, Planning Commissioner Laura Houk
NAYS:	None
RESULT:	Passed

5. NEW BUSINESS

5.A. Public Hearing at 6:30 PM or soon after on Title 19 and Title 21 amendments

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

Planning Director Amy Hess reviewed a summary of these proposed amendments which included discussion on the following:

- Purpose of the public hearing
- SEPA Determination
- Department of Commerce Review (expedited)
- Planning Commission Workshopped dated of review April 14, 2026 and May 19, 2026

No one submitted comments ahead of the hearing deadline, and no one in the audience chose to speak during the public comment portion.

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

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

5.B. Discussion - Planned Residential Development (PRD)

Planning Director Amy Hess had an initial discussion on what Planned Residential Developments (PRDs) and how they differ from traditional subdivisions. This discussion is intended to be the first conversation in what will ultimately result in an overhaul of the existing PRD code. This work session discussion was educational, with specific standards and code amendments as well as general discussion regarding potential PRD standards.

6. CURRENT BUSINESS

There were no Current Business items for this agenda.

7. CORRESPONDENCE

Chair/Commissioner Frederick Cruger mentioned the 5K run that will be on July 4th. Special time-period signs will be posted along the route that talk about what was going on in the US, and what was going on in Granite Falls during that time.

8. ADJOURNMENT

With no further business to come before the Planning Commission, the meeting was adjourned at 6:58 PM.



PLANNING COMMISSION AGENDA BILL

Subject: Discussion - Planned Residential Development Standards **Originating Dept.:** Planning Department

Approval(s):

Action Recommended:

Meeting Date: July 14, 2026

Date Submitted:

Exhibit(s):

1. Item 5.A Memo

Budgeted Amount:

BARS Code:

Summary Statement:

Follow-up discussion on proposed PRD standards.

Background:

Recommended Motion:



PLANNING COMMISSION MEMO

To: Planning Commissioners

From: Amy Hess, Community Development Director

Date: July 14, 2026

Item 7.A. Planned Residential Development Standards

These standards balance flexibility for developers with improved neighborhood quality by preserving substantial open space, requiring meaningful community amenities, and allowing modest increases in residential density under existing zoning regulations in exchange for improvements that provide a public benefit. The proposed approach encourages better site design without dramatically increasing development intensity or adversely affecting surrounding properties.

Recommended Development Standards

Standard	Recommendation
Maximum Density	Increase of up to 120% of the maximum allowable by the underlying zoning (up to 7.2 du/acre). Only achievable with application of density incentives.
Zone	Allowable in R-9,600 zone only.
Minimum Common Open Space	Minimum of 20% of the net site area dedicated as permanent common open space. 35% of the open space shall be active open space (see definition below), remaining 65% can be passive (see definition below). Environmentally constrained lands may count for up to 30% of required passive open space.

Standard	Recommendation
Open Space Development Standards	Open space and amenities shall be centrally located and accessible to all residents. Retention of existing natural features for use as open space is encouraged.
Open Space Ownership	Common open space shall be owned and maintained by a homeowners' association, land trust, or other approved entity through recorded maintenance agreements.
Minimum Number of Amenities	One large recreational amenity or two small recreational amenities per quarter acre of active open space. One small recreational amenity per one quarter acre of passive open space.
Eligible Small Amenities	Commercial grade benches or picnic tables (benches equal one-half small amenity); ½ sport court, tot lot with small playground equipment; or other similar amenities.
Eligible Large Amenities	Full multipurpose sport court; soccer, baseball or similar fields; clubhouse; tot lot with large playground equipment; gazebo; or other similar amenities.
Lot Size Reduction	Minimum lot size may be reduced to 6,000 square feet.
Lot Width Reduction	Minimum lot width may be reduced to 50 feet.
Setback Flexibility	Front yard setbacks may be reduced to 10 feet, provided garages are setback at least 20 feet. Rear yard setbacks are 10 feet, side yard are 5 feet, except on corner lots, the side street frontage setback shall be 10 feet.
Connectivity	Internal pedestrian connections shall link residential areas with all common open spaces and amenities. Sidewalk connections to adjacent developments and public streets should be provided where feasible.

Standard	Recommendation
Phasing	Required open space and amenities shall be constructed proportionately with residential development and completed before the final phase receives occupancy approval.

Proposed Residential Density Incentives

Benefit	Recommended Density Incentive
Affordable Housing Benefit units consisting of rental housing permanently priced to serve nonelderly low-income households (i.e., no greater than 30 percent of gross household net worth at or below 50 percent of Snohomish County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the city shall be recorded at final approval.	1 bonus unit for each qualifying affordable dwelling unit, up to a maximum of 12 bonus units per development.
Affordable Senior Housing Benefit units consisting of rental housing designed and permanently priced to serve low-income senior citizens (i.e., no greater than 30 percent of gross household net worth for one- or two-person households, one member of which is 62 years of age or older, with incomes at or below 50 percent of	1 bonus unit for each qualifying affordable senior dwelling unit, up to a maximum of 16 bonus units per development.

Snohomish County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to the city of Granite Falls shall be recorded at final approval.	
Public Facility Land Dedication Dedication of public facilities site or trail right-of-way meeting city of Granite Falls or agency location and size standards for the proposed facility type.	5 bonus units or lots per usable acre of land dedicated, or 5 bonus units per one-quarter mile of trail right-of-way dedicated exceeding the minimum requirements outlined in other sections of this title.
Trail Improvements Improvement of dedicated trail segment to city of Granite Falls standards.	1 bonus unit or lot per one-quarter mile of pedestrian trail; 2 bonus units or lots per one-quarter mile of multipurpose trail.
Open Space Exceeding Code Requirements Developments providing permanent open space with amenities, above and beyond and exceeding what may otherwise be required by code.	1.5 bonus unit or lot per acre of permanent open space provided in excess of minimum requirements.
Mixed-Use Development	5 percent increase above the base density permitted by the underlying zone.
Stormwater Facilities with Active Recreation Developments that incorporate active recreation facilities that utilize the storm water facility tract.	2 bonus units or lots per acre of qualifying stormwater tract.
Stormwater Facilities with Passive Recreation	1 bonus unit or lot per acre of qualifying stormwater tract.

Developments that incorporate passive recreation facilities that utilize the storm water facility tract.	
Preservation of Existing Overstory Vegetation (not included within a required NGPA). No increase in permitted density shall be permitted for sites that have been cleared of evergreen trees within two years prior to the date of application for land use approval. Density increases granted which were based upon preservation of existing trees shall be forfeited if such trees are removed between the time of preliminary and final approval and issuance of building permits.	2 lots or units per acre
Retention or creation of a perimeter buffer, composed of existing trees and vegetation, or additional plantings, in order to improve design or compatibility between neighboring land uses.	1 bonus unit or lot per 1,000 linear feet of qualifying buffer.
Enhanced Entry Landscaping	1 bonus unit or lot per 5,000 square feet of qualifying enhanced landscaping.
Certified Green Building	0.10 bonus unit for each certified dwelling unit, with a maximum of 4 bonus units per development.

Definitions:

Active Open Space. A contiguous area of land of sufficient size, configuration, and grade to accommodate outdoor recreation or community gathering and intended for the use of residents of a development. Active open space may include, but is not limited to, parks, playgrounds, sports courts, picnic areas, community gardens, dog parks, trails, event lawns, fitness areas, and similar recreational amenities.

The following shall not be counted as active open space: street rights-of-way, parking areas, drive aisles, required landscape buffers, utility easements that restrict recreational use, stormwater facilities not designed for recreation, and environmentally constrained lands, except for improved recreational facilities such as trails or overlooks.

Passive Open Space. A contiguous area of land that does not qualify as Active Open Space and is preserved or improved primarily for conservation, natural resource protection, scenic enjoyment, or passive recreation. Passive open space may include woodlands, wetlands, stream corridors, greenways, walking trails, overlooks, seating areas, and similar features that provide opportunities for passive recreation.

Areas devoted primarily to streets, parking, drive aisles, buildings, required landscape buffers, utility easements that restrict public use, or stormwater facilities not designed for passive recreation shall not be considered passive open space.