

**CITY COUNCIL MEETING
AGENDA**

**July 15, 2026
7:00 PM
Civic Center**

The Granite City Council 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. CONSENT AGENDA

4.a. AB 107-2026 Approval of July 1, 2026 Minutes

4.b. AB 108-2026 Approval of July 8, 2026 Minutes

4.c. AB 109-2026 Approval of July 2, 2026 through July 15, 2026 Claims Checks #416396 through 415424 and One EFT totaling \$371,990.76

4.d. AB 110-2026 Approval of June 16, 2026 through June 30, 2026 Payroll Claims Checks #416391 through 416393 and Thirty EFT's totaling \$187,536.34

5. STAFF REPORTS

5.a. Public Works

5.b. Planning

5.c. City Clerk Report

5.d. City Manager Report

5.e. Passports

5.f. June 2026 Financial Update

5.g. Consultant Police Chief Report

6. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON-ACTION ITEMS

(The public is encouraged to submit written comments prior to the meeting by emailing them directly to the city clerk at: darla.wilkins@ci.granite-falls.wa.us; and should be submitted no

later than 5PM. Public comment speakers can sign up prior to the meeting, or wait for the public comment section of the meeting to be open by the presiding officer. Individual comments shall be limited to three minutes. Group comments shall be limited to five minutes).

7. NEW BUSINESS

- 7.a. AB 111-2026 Public Hearing - 7:10 PM, or soon thereafter
For consideration of Adoption of Ordinance No. 1078-2026 amending Granite Falls Municipal Code Title 19**
- 7.b. AB 111-2026 Public Hearing - 7:10 PM, or soon thereafter
For consideration of Adoption of Ordinance No. 1079-2026 amending Granite Falls Municipal Code Title 21**
- 7.c. AB 112-2026 Public Hearing - 7:20 PM, or soon after
For consideration of Adoption of Ordinance No. 1080-2026 Transportation Benefit District (TBD) Amending the TBD Ordinance**
- 7.d. AB 113-2026 Consideration of Adoption of Ordinance No.1081-2026; Imposing a 0.1% Transportation Benefit District Sales and Use Tax**
- 7.e. AB 114-2026 Consideration to approve the Interlocal Agreement with Snohomish County for Urban Tree Canopy Mapping services**

8. CURRENT BUSINESS

9. MAYOR'S COMMENT (5 MINUTES)

10. COUNCIL COMMENTS (15 MINUTES)

11. CITY MANAGER (5 MINUTES)

12. EXECUTIVE SESSION

- 12.a. RCW 42.30.110(1)(i) to discuss pending litigation and RCW 42.30.110(1)(g) to review performance of a public employee with possible action on Amendment to the City Manager Employment Agreement (20 minutes)**

13. ADJOURNMENT

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



CITY COUNCIL AGENDA BILL

Subject: AB 107-2026 Approval of July 1, 2026 Minutes **Originating Dept.:** City Clerk

Approval(s): City Clerk

Action Recommended: Approval of the Consent Agenda

Meeting Date: July 15, 2026

Date Submitted: 7/1/2026

Exhibit(s):

1. 07-01-2026 Minutes

Budgeted Amount:
BARS Code:

Summary Statement:

The City Council minutes are the official action taken and direction given at the meetings of the City Council. Any Council Member may remove an item(s) from the consent agenda for discussion and the item(s) would be voted on separately from the other consent agenda items.

Background:

Recommended Motion:

- 1) Motion to approve the minutes as shown. This can be accomplished as part of the motion to approve the consent agenda.
- 2) Motion to amend the [state date] minutes and approve the minutes as amended.



CITY COUNCIL MEETING MINUTES

**July 1, 2026
7:00 PM
Civic Center**

City Council	Mayor/Council Member Matthew Hartman Mayor Pro Tem/Council Member David Griggs Council Member Steven Glenn Council Member Tom FitzGerald Council Member Bruce Straughn
City Staff	City Clerk Darla Wilkins City Manager Jeff Balentine Deputy City Clerk Carole Williams
Consultants	Consultant City Attorney Emily Guildner

1. CALL TO ORDER

Mayor Matthew Hartman called the City Council Meeting to order at 7:00 PM.

2. FLAG SALUTE

Mayor Matthew Hartman led the Council, Staff and Audience in the Pledge of Allegiance to the flag.

3. ROLL CALL

City Clerk Darla Wilkins verbally called out the Council members' names and took note of the meeting attendance.

4. CONSENT AGENDA

MOTION:	Motion to approve Consent Agenda.
MOVER:	City Council Member Steven Glenn
SECONDER:	City Council Member Bruce Straughn
AYES:	Mayor/City Council Member Matthew Hartman, City Council Member Tom FitzGerald, City Council Member Steven Glenn, Mayor Pro Tem/City Council Member David Griggs, City Council Member Bruce Straughn
NAYS:	None
RESULT:	Passed

4.a. **AB 102-2026 Approval of June 17, 2026 Minutes**

4.b. **AB 103-2026 Approval of June 18, 2026 through July 1, 2026 Claims Checks #416353 through 416390 totaling \$504,579.49**

4.c. **AB 104-2026 Approval of June 1, 2026 through June 15, 2026 Payroll Claims Checks consisting of Twenty-Two EFT's totaling \$99,440.15**

5. STAFF REPORTS

5.a. **Planning Staff Report**

Community Development Director Amy Hess was absent.

5.b. **City Manager Staff Report**

City Manager Jeff Balentine commented on the following:

- Upcoming 4th of July 5K Fun Run Event
- Union Street / Kentucky Avenue Improvements Project
- 84th Street Lane Repair

5.c. **DOA Claims Staff Report**

City Manager Jeff Balentine commented on the following:

- The DOA Report is the year-to-date report per the Resolution

5.d. Public Works

Public Works Director Charles White was absent.

5.e. City Clerk Staff Report

City Clerk Darla Wilkins had nothing additional to add.

5.f. Consultant Police Chief Report

Consultant Police Chief Thomas Dalton was absent.

6. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON-ACTION ITEMS

No one in the audience signed up or chose to comment when called upon.

7. NEW BUSINESS

7.a. AB 105-2026 Yakima County Jail Services ILA

MOTION:	Motion to approve the 2026 Interlocal Agreement for Inmate Housing between the City of Granite Falls and Yakima County Department of Corrections, and authorize the City Manager to execute the agreement in substantially final form, subject to final City Attorney review and any non-substantive corrections.
MOVER:	City Council Member Tom FitzGerald
SECONDER:	Mayor Pro Tem/City Council Member David Griggs
AYES:	Mayor/City Council Member Matthew Hartman, City Council Member Tom FitzGerald, City Council Member Steven Glenn, Mayor Pro Tem/City Council Member David Griggs, City Council Member Bruce Straughn
NAYS:	None
RESULT:	Passed

7.b. AB 106-2026 GFMC Chapter 2.08 - City Council: Discussion of Potential Code Amendments

Issue Area	Keep	Clarify	Amend	Legal Review	Notes / Other
Public comment — agenda items			✓		B & D = Encourage public comment even if the agenda says discussion only. Remove the word "action"
Workshop public comment			✓		B = change to add oral and written with a time limit
Council-manager roles and order			✓		B = Move City Manager report up to Staff Reports, but still allow City Manager to comment at the end of the meeting. C = Leave as is E = Change to allow Mayor, 3 Council Members or City Manager able to call the special meetings
Vacancies and mayor pro tem references		✓		✓	No change, clean up wording
Time limits and comment categories			✓		Remove time limits
Meeting logistics: time, location, and lectern			✓		B = Keep both 6 PM and 6:30 PM start time for public hearing C = Change to meeting location D = Change to allow not having to stand at lectern
Presiding-officer rulings and meeting end time			✓		A = Defaults to the City Attorney B = Leave as is
Voting and how votes are recorded			✓	✓	A = Have the chair announce the vote. If not unanimous, have a roll-call vote.

					City Attorney clarification on quorum and voting (matrix)
Remote and telephonic attendance			✓	✓	D = Allow voting with hand raised as two-way participation Put "teeth" in verbiage to keep one from abusing the privilege of telephonic meeting attendance Remove annual cap Remove "does not count towards quorum" if attending remote
Expenses, form of address, eligibility and duties		✓	✓		A = City Attorney and City Manager to clean up language B = City Attorney and City Manager to clean up language C = Keep mayor pro tem identification D = City Attorney and City Manager to clean up language E = Agreed - update compensation language F = Keep norms of address

8. CURRENT BUSINESS

There were no Current Business items for this meeting.

9. MAYOR'S COMMENT (5 MINUTES)

Mayor Matthew Hartman commented on the following:

- July 4th Fun Run
- Fireworks (be safe and sane)

10. COUNCIL COMMENTS (15 MINUTES)

Mayor Pro Tem / Council Member David Griggs commented on the following:

- Show 'N Shine Car Show (help spread the word)

- Will be absent from the next council meeting (vacation)

Council Member Tom FitzGerald commented on the following:

- Attended AWC Conference
 - Enjoyed Doug Griffith (keynote speaker)
 - Mayor John Nehring was elected as the new AWC President
 - Attended an A/I Class - social media - Facebook for the city
- Attended Coffee with the Chief Meeting last Saturday
- Tuesday, July 7th - Capital Levy Committee Athletic Fields will meet on options (ball fields and tennis courts)
- 2015 City last updated it's Fireworks Ordinance
 - Fireworks only allowed on July 4th (9am-midnight) & December 31st (6pm until 1am)

Councilmember Steven Glenn had no comment.

Councilmember Bruce Straughnn commented on the following:

- Attended the AWC Conference
 - Had to return early due to family matters
 - A/I & public records
 - Enjoyed the conference - well run and attended

11. CITY MANAGER (5 MINUTES)

City Manager Jeff Balentine commented on the following:

- Working on an A/I Policy (bringing to Council Work Session)
- Looking into a Social Media Retention Mitigation Strategy (Social Media Service Agreement)
- Consultant Chief Thomas Dalton circulated guidance to his deputies regarding fireworks inside of city limits
- There is a current Burn Ban in effect
- Community center progress (Ziply)
- Legion Park Outdoor Plaza and Amphitheater
 - July 9th - RCO will be on site to look at concepts, walk the site and help prepare for the final presentation
- The governor signed off on our grant for the memorial
 - July 7th - Department of Commerce (follow-up)

- 5K Fun Run & signage (thanked everyone working on it)
- Farmer's Market (FSX Parking Lot)

Mayor Matthew Hartman reminded the council that the city manager's evaluations are due today.

12. ADJOURNMENT

With no further business to come before the City Council, the meeting was adjourned at 9:37 PM.

City Clerk Darla Wilkins, MMC

Mayor Matthew Hartman



CITY COUNCIL AGENDA BILL

Subject: AB 108-2026 Approval of July 8, 2026 Minutes **Originating Dept.:** City Clerk

Approval(s): City Clerk

Action Recommended: Approval of the Consent Agenda

Meeting Date: July 15, 2026

Date Submitted: 7/8/2026

Exhibit(s):

1. 07-08-2026 Minutes

Budgeted Amount:
BARS Code:

Summary Statement:

The City Council minutes are the official action taken and direction given at the meetings of the City Council. Any Council Member may remove an item(s) from the consent agenda for discussion and the item(s) would be voted on separately from the other consent agenda items.

Background:

Recommended Motion:

- 1) Motion to approve the minutes as shown. This can be accomplished as part of the motion to approve the consent agenda.
- 2) Motion to amend the [state date] minutes and approve the minutes as amended.



CITY COUNCIL MEETING MINUTES

**July 8, 2026
7:00 PM
Civic Center**

City Council	Mayor/Council Member Matthew Hartman Mayor Pro Tem/Council Member David Griggs Council Member Steven Glenn Council Member Tom FitzGerald Council Member Bruce Straughn
City Staff	City Clerk Darla Wilkins City Manager Jeff Balentine Deputy City Manager Brent Kirk Community Development Director Amy Hess
Consultants	John Coulton, Principal, Capitol Path Consultants Kyla Shkerich Blair, Principal, Capitol Path Consultants Sharon Carvo, Grants Director, Capitol Path Consultants Daniel Pailthorp, Senior Associate, Capitol Path Consultants

1. CALL TO ORDER

Mayor Matthew Hartman called the City Council Meeting to order at 7:00 PM.

2. FLAG SALUTE

Mayor Matthew Hartman led the City Council, Staff and Audience in the Pledge of Allegiance to the flag.

3. ROLL CALL

City Clerk Darla Wilkins verbally called out each of the council members' names and took note of the meeting attendance.

MOTION:	Motion to excuse Council Member David Griggs from tonight's meeting.
MOVER:	City Council Member Steven Glenn
SECONDER:	City Council Member Tom FitzGerald
AYES:	Mayor/City Council Member Matthew Hartman, City Council Member Tom FitzGerald, City Council Member Steven Glenn, City Council Member Bruce Straughn
NAYS:	None
RESULT:	Passed

4. NEW BUSINESS

4.a. Mid Year Grant/Legislative Update (Post Session Recap)

John Coulton, Kyla Shkerich Blair, Daniel Pailthorp and Sharon Carvo with Capitol Path Consultants gave an update on the State, Federal and Legislative Grant efforts.

City Manager Jeff Balentine informed he would clarify the initiatives and priorities in a follow-up meeting scheduled for the next morning.

4.b. Discussion - Title 19 and 21 Updates

Community Development Director Amy Hess reviewed proposed Title 19 and Title 21 Updates with the Council:

Title 19 -

- Mobile Home Definitions
- MR Zone Bulk & Dimensional Standards
- Density and Dimensional Standards
- Types of Review
- Subdivision and Street Standards
- Residential Uses within Existing Buildings
- Accessory Structures

Title 21 -

- School Impact Fees
- Park Impact Fees

- Submittal Requirements

Council asked for more information on:

- Tiny Homes Definition

4.c. Discussion - Planned Residential Development Standards

Community Development Director Amy Hess had a follow-up discussion on Planned Residential Development (PRD) Standards. The items discussed included the following information:

- Maximum Density
- Zone allowed in
- Minimum Common Open Space
- Open Space Development Standards
- Open Space Ownership
- Minimum Number of Amenities
- Eligible Small Amenities
- Eligible Large Amenities
- Lot Size Reduction
- Lot Width Reduction
- Setback Flexibility
- Connectivity
- Phasing

Proposed Residential Density Incentives

- Affordable Housing
- Affordable Senior Housing
- Public Facility Land Dedication
- Trail Improvements
- Open Space Exceeding Code Requirements
- Mixed-Use Development
- Stormwater Facilities with Active Recreation
- Stormwater Facilities with Passive Recreation
- Preservation of Existing Overstory Vegetation
- Enhanced Entry Landscaping
- Certified Green Building

Council asked for more information on:

- Change calculation for density based in the R-9,600 zone

- Senior bonus criteria - change to be based off of household net income

5. CURRENT BUSINESS

There were no Current Business items to discuss.

6. ADJOURNMENT

With no further business to come before the City Council, the meeting was adjourned at 9:00 PM.

City Clerk Darla Wilkins, MMC

Mayor Matthew Hartman



CITY COUNCIL AGENDA BILL

Subject: AB 109-2026 Approval of July 2, 2026 through July 15, 2026 Claims Checks #416396 through 415424 and One EFT totaling \$371,990.76

Originating Dept.: City Manager

Approval(s): City Manager
Finance

Action Recommended: Approval of the Consent Agenda

Meeting Date: July 15, 2026

Date Submitted: 7/9/2026

Exhibit(s): None

Budgeted Amount: \$371,990.76

BARS Code:

001 Current Expense = \$45,950.53	401 Water = \$54,475.91	404 Cif / Sewer = \$222,888.78
101 Streets = \$4,527.70	402 Cif / Water = \$187.75	405 Storm Drainage = \$5,924.56
103 Community Events, Arts, Recreation = \$4,720.47	403 Sewer = \$33,048.06	630 Trust Agency = \$267.00

Summary Statement:

The July 15, 2026 Claims Checks are for the time period of July 2, 2026 through July 15, 2026.

Background:

Recommended Motion:

- 1) Motion to pay the claims as presented. This can be accomplished as part of the motion to approve the consent agenda.
- 2) Motion to amend the claims and approve the minutes as amended.



CITY COUNCIL AGENDA BILL

Subject: AB 110-2026 Approval of June 16, 2026 through June 30, 2026 Payroll Claims Checks #416391 through 416393 and Thirty EFT's totaling \$187,536.34

Originating Dept.: City Manager

Approval(s): City Manager
Finance

Action Recommended: Approval of the Consent Agenda

Meeting Date: July 15, 2026

Date Submitted: 7/1/2026

Exhibit(s): None

Budgeted Amount: \$187,536.34

BARS Code:

001 Current Expense = \$88,686.20	401 Water = \$26,823.92	405 Storm Drainage = \$7,364.41
101 Streets = \$15,943.83	403 Sewer = \$48,717.98	

Summary Statement:

Payroll claims are for the time period of June 16, 2026 through June 30, 2026.

Background:

Recommended Motion:

- 1) Motion to approve the payroll claims as presented. This can be accomplished as part of the motion to approve the consent agenda.
- 2) Motion to amend the payroll claims and approve the minutes as amended.



CITY COUNCIL AGENDA BILL

Subject: Public Works

Originating Dept.: Public Works

Action Recommended:

Approval(s):

Meeting Date: July 15, 2026

Date Submitted:

Exhibit(s): None

Budgeted Amount:

BARS Code:

Summary Statement:

Verbal staff report

Background:

Recommended Motion:



CITY COUNCIL AGENDA BILL

Subject: Planning

Originating Dept.: Planning Department

Action Recommended:

Approval(s):

Meeting Date: July 15, 2026

Date Submitted:

Exhibit(s):

1. 07.15.2026 Planning Staff Report

Budgeted Amount:

BARS Code:

Summary Statement:

Background:

Recommended Motion:



CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Amy Hess, Community Development Director

Department: Planning and Community Development

Date: July 15, 2026

Subject: Planning Department Update

1. UPDATES

SmartGov has been up and running for about a month and seems to be functioning well so far. Multiple permits have been submitted and issued through the portal.

2. DEVELOPMENT ACTIVITY

Staff continues to process permits for mechanical, plumbing, and building permits.

Tractor Supply application will be routed for review upon receipt of payment. The review is expected to move quickly as the applicant is anxious to receive approval.

Civil Construction plan approval was issued for the project known as Pilchuck Crossing, on the southeast corner of Quarry/Hwy 92 and 100th Street. They are waiting for WSDOT approval and then will likely begin site work.

KB Homes will be the home builder for the Moonbird Farms project, directly east of Trinity.

3. PERMITS ISSUED

Applicant Name	Address	Type of Work
GF High School	1201 100 th St	Interior TI for Clinic
Running	17912 100 th St	Demo Permit
Nurtured Nuggets	403 S. Granite	Interior TI

4. LONG-RANGE PLANNING

Further study will be conducted related to PRD's and Unit Lot Subdivisions to ensure that the best fit for Granite Falls and future residents are accomplished. Feel free to stop in and discuss if you would like. It is anticipated that this process will take a little longer than initially expected, with adoption not likely until late 2026 or early 2027.

Staff has been researching park impact fees and whether the City needs to update what is being charged for those fees. More to come.

5. POLICY AND PROCESS IMPROVEMENTS

Staff is in the early stages of working towards a paper free permit and application process. This will likely require use of a vendor to securely store electronic records in a manner that is consistent with WA State Archive standards.

6. UPCOMING PRIORITIES

Staff will continue to work on items identified on the 2026 work plan previously provided. If there are any sections of code that you feel should be prioritized, please share those with me.

7. SUMMARY

The department remains busy with application review as well as permit/process updates and ensuring responsible growth in the City.



CITY COUNCIL AGENDA BILL

Subject: City Clerk Report

Originating Dept.: City Clerk

Action Recommended:

Approval(s): City Clerk

Meeting Date: July 15, 2026

Date Submitted: 7/9/2026

Exhibit(s):

1. 07-15-2026 City Clerk Report
2. 2026-Council-Outlook-Schedule-
UPDATED 07-15-2026

Budgeted Amount:
BARS Code:

Summary Statement:

Attached, please find the City Clerk Report for July 15, 2026

Background:

Recommended Motion:

★ City Clerk Staff Report ★

★ July 15, 2026 ★



★ Business Licenses (Inside City): ★

Matthew Burke Limited (Matthew Burke Welding and Fabrication LLC)

10211 Messner Ave.

Granite Falls, WA 98252-8988

Business license application is for: Welding, welding-permanent structure, mobile welding, no on-site welding



★ Business Licenses (Outside City): ★

Tarran Dirt Company LLC

4515 113th Dr. NE

Lake Stevens, WA 98258-9329

Business license application is for: Contracting, general business, construction, contractor, construction, landscaping



Zayo Network Services, LLC

1401 Wynkoop St., Ste. 500

Denver, CO 80202-1729

Business license application is for: Telecommunications - reseller



Mercyxlove LLC

21918 54th PL NE

Granite Falls, WA 98252-8313

Business license application is for: Clothing, apparel



Robert W. Droll, Landscape Architect, P.S.

4405 7th Ave. SE, Ste. 203

Lacey, WA 98503-1055

Business license application is for: Providing professional services in landscape architecture, site planning, environmental design, urban design, land planning & project management



Elevation Works LLC

24232 231st PL. SE

Maple Valley, WA 98038-5238

Business license application is for: Contractor, construction

2026 Council Outlook Schedule - revised 7/9/2026			
Date	Cohort	Item #	Description
Wednesday, July 15, 2026 Regular	Council	1	Executive Session - City Manager 1-year Performance / Contract
		2	Title 19 and Title 21 Updates (Public Hearing)
		3	City Manager Contract Review w/ possible action to follow (after ES)
		4	TBD Tax (Public Hearing)
		5	TBD Rate Ordinance
Wednesday, August 5, 2026 Regular	Council	1	City Strategic Plan - Budget and Goals 2027-2036 Discussion
		2	Flock Safety ALPR Contract Review / SB 6002 Compliance Update
		3	Q2 2026 Financial Report to Council
Wednesday, August 12, 2026 Work Session	Council	1	Work Session: 2027 Fee Resolution - Preliminary Discussion (Utility & GFC Rates)
		2	Work Session: Council Size Expansion - Follow-Up Discussion
		3	Work Session: City Council Chapter 2.08 GFMC Continued Discussion
Wednesday, August 19, 2026 Regular	Council	1	Sno-Isle Library Annual Update
		2	City Council Chapter 2.08 GFMC (Public Hearing)
		3	Insurance / Risk Management Annual Review
		4	Hazard Mitigation Plan (Resolution)
Wednesday, September 2, 2026 Regular	Council	1	Public Hearing - 2027 Fee Resolution (Utility and GFC Rates)
		2	Budget Request Call Letter Issued to Department Heads
		3	Kentucky Ave / Indiana Ave LID Project Construction Update
Wednesday, September 9, 2026 Work Session	Council	1	Work Session: Council Retreat / 2027 Budget Objectives
		2	AI Policy Review
		3	
Wednesday, September 16, 2026 Regular	Council	1	Stormwater Rates Ordinance - Annual Review
		2	NPDES Phase II Permit Compliance / Annual Report
		3	
Wednesday, October 7, 2026 Regular	Council	1	City Manager Revenue Estimates to Council for Property Tax Levy Setting
		2	Q3 2026 Financial Report to Council
		3	Animal Control ILA Renewal (City of Everett)
Wednesday, October 14, 2026 Work Session	Council	1	Work Session: 2027 Preliminary Budget Review - Department Presentations
		2	Work Session: New Revenue Strategy Review
Wednesday, October 21, 2026 Regular	Council	1	Public Hearing - Revenue Sources Including Property Tax Increases
		2	Comprehensive Emergency Management Plan (CEMP) Annual Review
		3	
Wednesday, November 4, 2026 Regular	Council	1	Public Hearing - Property Tax Levy / Levy Ordinance Adoption
		2	Public Hearing - 2027 Preliminary Budget (First Hearing)
		3	Code Changes / Planning Commission Update
Wednesday, November 11, 2026 Work Session	Council	1	Work Session: 2027 Preliminary Budget Review - Council Questions and Direction
		2	Work Session: Establish City's 2027 Legislative Priorities
Wednesday, November 18, 2026 Regular	Council	1	Public Hearing - 2027 Final Budget (Second Hearing)
		2	Property Tax Levy Certification to County (Deadline Nov 30)
		3	
Wednesday, December 2, 2026 Regular	Council	1	Public Hearing - Final Budget Adoption (Ordinance) - 2027 Budget
		2	2026 Budget Amendments (if needed - deadline Dec 31)
		3	
Wednesday, December 9, 2026 Work Session	Council	1	Work Session: Year-End Review - 2026 Goals and Accomplishments
		2	Work Session: 2027 Meeting Calendar Adoption / Organizational Planning
Wednesday, December 16, 2026 Regular	Council	1	Final 2027 Budget Adoption (if not adopted Dec 2)
		2	Final 2026 Budget Amendments (Deadline Dec 31)
		3	



CITY COUNCIL AGENDA BILL

Subject: City Manager Report

Originating Dept.: City Council

Action Recommended:

Approval(s):

Meeting Date: July 15, 2026

Date Submitted:

Exhibit(s):

1. City Manager Staff Report July 15
2026

Budgeted Amount:

BARS Code:

Summary Statement:

Background:

Recommended Motion:

City Manager Staff Report

From: Jeff Balentine
Date: July 9, 2026
Re: City Manager Update

Community events

- **City of Granite Falls Independence Day 5K:** The first annual City of Granite Falls Independence Day 5K was an exceptional community success, drawing approximately 390 runners plus visitors. The Granite Falls Independence Day 5K Fun Run was held July 4, 2026, starting at “Legion Park”, with proceeds benefiting GFPD Outreach and Support. Special thanks to Sandra Novak, Chief Dalton, the American Legion, the Public Works team, and City staff for their work supporting the event and the positive visibility it brought to Granite Falls.
- **Show N Shine:** The Granite Falls Chamber of Commerce is sponsoring the annual Show N Shine event on August 1. The event will be held on South Granite Ave. Granite Falls.
- **National Night Out:** National Night Out is on August 4. The event will be held at Mountain Way Elementary School, 702 N. Granite Ave., Granite Falls, from 4:00-7:00 p.m. on Tuesday, August 4, 2026.
- **Purple Heart City dedication:** The City plans to hold a dedication on August 7 establishing Granite Falls as a Purple Heart City. The Event will be held at the Community Center at noon.

Public safety

- **Snohomish County 2027-2028 law enforcement ILA rates:** Snohomish County provided the City with a two-year rate sheet matching the biennial budget cycle and includes two scenarios, one under the current salary model and one reflecting possible CBA modifications for specialty pay. We are comparing assumptions against current law enforcement service levels.
- **Yakima County inmate housing ILA:** Sent Yakima County with the City's approved inmate housing ILA and a request for a countersigned copy.
- **Snohomish County public safety sales tax:** Snohomish County is considering Ordinance 26-030, a new 0.1% public safety enhancement sales tax projected to generate about \$23.8 million per year for criminal justice purposes.

Public works

- **WWTP Upgrade PRPR and Progress Estimate No. 29:** Staff submitted the reimbursement request to the Department of Ecology. We are awaiting the completion of the operating manuals and warranty corrections.
- **Snohomish County billing services ILA:** Working with the Snohomish County Surface Water Management on an updated billing services ILA. Once the draft is complete, we will present it to Council
- **Snohomish County stormwater rule amendments:** Snohomish County adopted amendments to Chapters 1 and 11 of its Engineering Design and Development Standards to align stormwater definitions and BMP language with Ecology's updated Phase I Municipal Stormwater Permit (Snohomish County rule adoption notice). Staff will confirm whether Granite Falls' own stormwater standards or development review practices need parallel updates.
- **Bridge 102 and historic truss:** Snohomish County continues design work for replacement of the 1934 Granite Falls Bridge 102 on Mountain Loop Highway.

Finance

- **RCO PRA deadline for Legion Park:** Working on finalizing RCO grant presentation.
- **DNR LiDAR intergovernmental services agreement:** Staff reviewed and made minor edits to the DNR LiDAR ILA. Staff will present the draft ILA to Council.

Administration

- **TWIC - IDEMIA/TSA fingerprinting service agreement:** Staff work with Idemia on an updated IDEMIA service agreement for the City's planned TSA/TWIC fingerprinting partnership, including revised termination notice and governing law language. Staff requested City Attorney review.

Land use

- **Snohomish County Comprehensive Plan Docket XXII:** Snohomish County Council held a July 8 hearing on Motion 26-155 approving the final list of amendments for Docket XXII. Staff will obtain the final docket list and check for nearby parcels or policy changes.
- **Meadowood East appeal dismissed:** Snohomish County Council recognized Motion 26-195, summarily dismissing an appeal of the Hearing Examiner's April 7 decision approving with conditions the Meadowood East RCS preliminary 13-lot subdivision at 10010 147th Ave NE, Granite Falls, WA 98252.
- **Burn ban and wildfire risk:** Snohomish County's Stage 1 outdoor burning ban remains in effect through August unless extended. PUD has also identified wildfire-risk vegetation work in the Mountain Loop Highway area and the National Interagency Fire Center forecasts above-normal significant fire potential for the region.



CITY COUNCIL AGENDA BILL

Subject: Passports

Originating Dept.: City Council

Action Recommended:

Approval(s):

Meeting Date: July 15, 2026

Date Submitted:

Exhibit(s):

1. COGF Passport PnL

Budgeted Amount:

BARS Code:

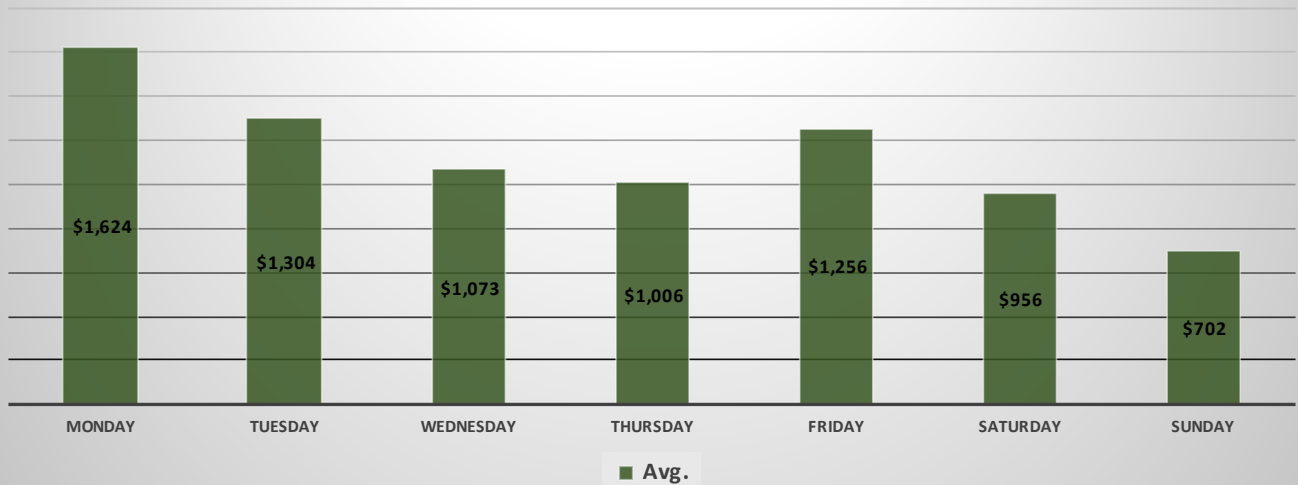
Summary Statement:

Background:

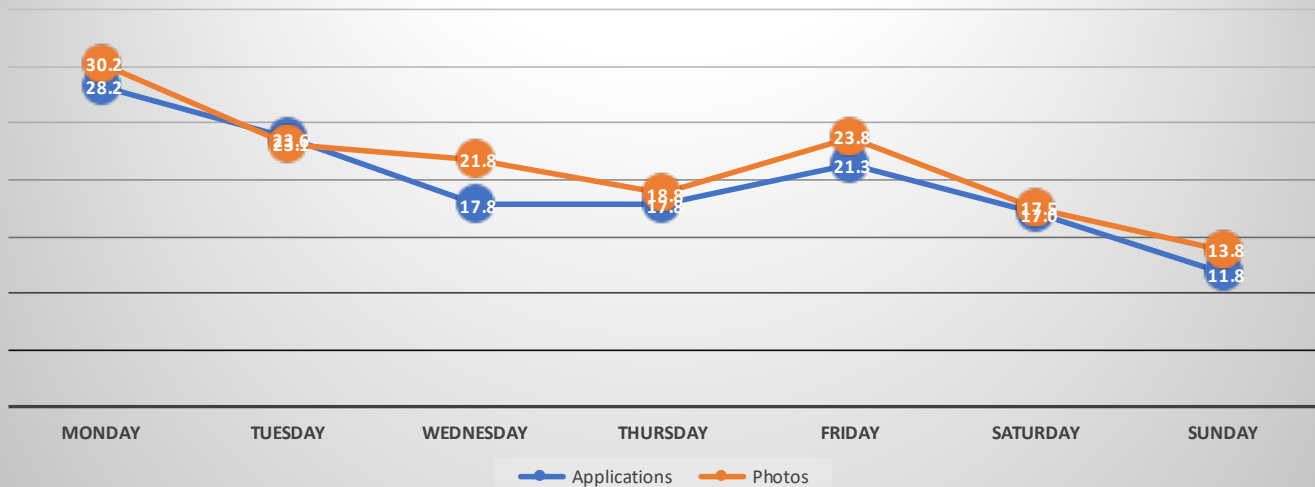
Recommended Motion:

As of July 7, 2026

30-day Statistics By Day



30-day Application & Photo Processing By Weekday



	Revenue since 6-6-2022	Revenue YTD 2026	Gross Margin YTD 2026	
Total Revenue (since 6-6-2022)	\$ 1,232,352.35	\$ 315,814.30	\$ 144,476.73	
30-day Annualized Revenue Trend	\$ 613,150.10		45.7%	
	Gross Margin	% Sales	Tracking v Budget	Revenue Change v prior year
Total Gross Margin (since 6-6-2022)	\$ 547,169.43	44.4%	\$ (46,995.46)	\$ (187,057.31)
30-day Annual Projected Gross Margin	\$ 280,500.04	45.7%	-13.9%	-37.2%
		# Processed	Last 30 day Avg. per day	Break Even
Total Passport Applications Processed		41,374	20.0	15.7
Total Passport Photos Taken		38,167	21.6	14.5



CITY COUNCIL AGENDA BILL

Subject: June 2026 Financial Update

Originating Dept.: City Council

Action Recommended:

Approval(s):

Meeting Date: July 15, 2026

Date Submitted:

Exhibit(s):

1. COGF June 2026 YTD Financial Report
2. COGF June 2026 Cashflow rpt
3. COGF June 2026 Treasurer Report

Budgeted Amount:

BARS Code:

Summary Statement:

Background:

Recommended Motion:

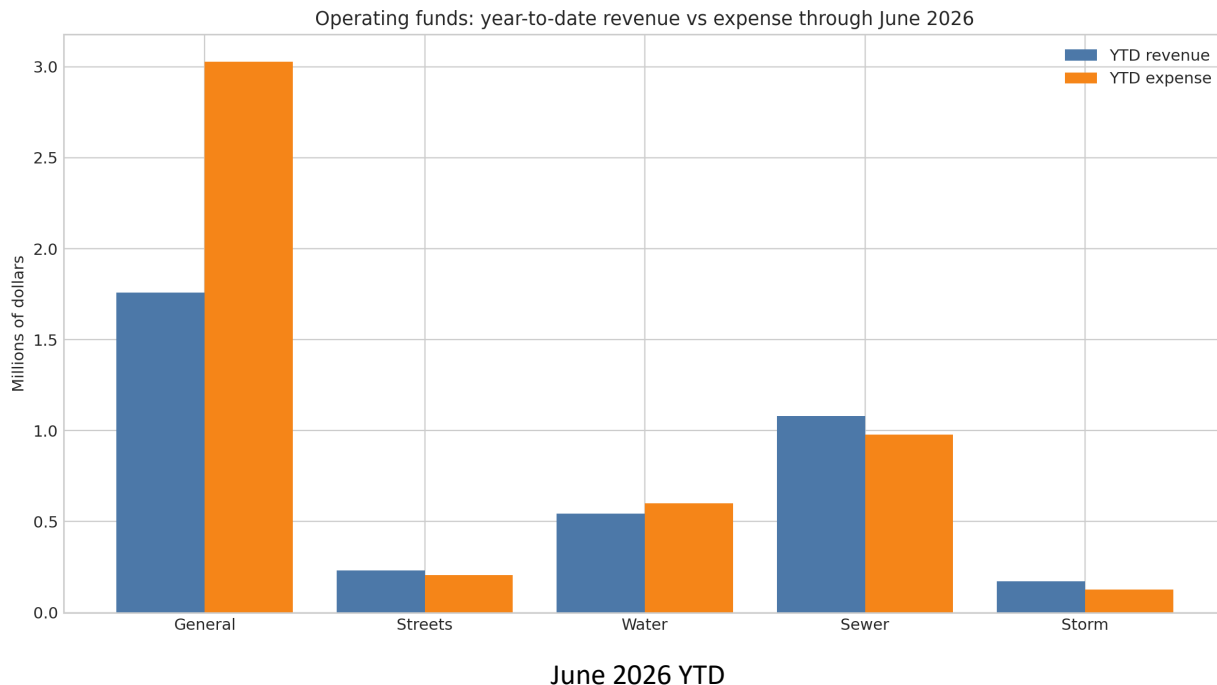
CITY OF GRANITE FALLS
June 2026 Financial Staff Report

To: City Council
Fm: Jeff Balentine
RE: June 2026 YTD Financial Highlights

Summary

Through June 30, 2026, the funds received \$6,637,368 in year-to-date revenue and \$7,599,619 in year-to-date (YTD) expenditures. The City has spent about \$962,250 more than it has recognized in year-to-date revenue across all listed funds, but that includes capital projects (purchase of the fire station), transfers, grant timing, debt payments, and loan-financed activity that do not occur evenly through the year.

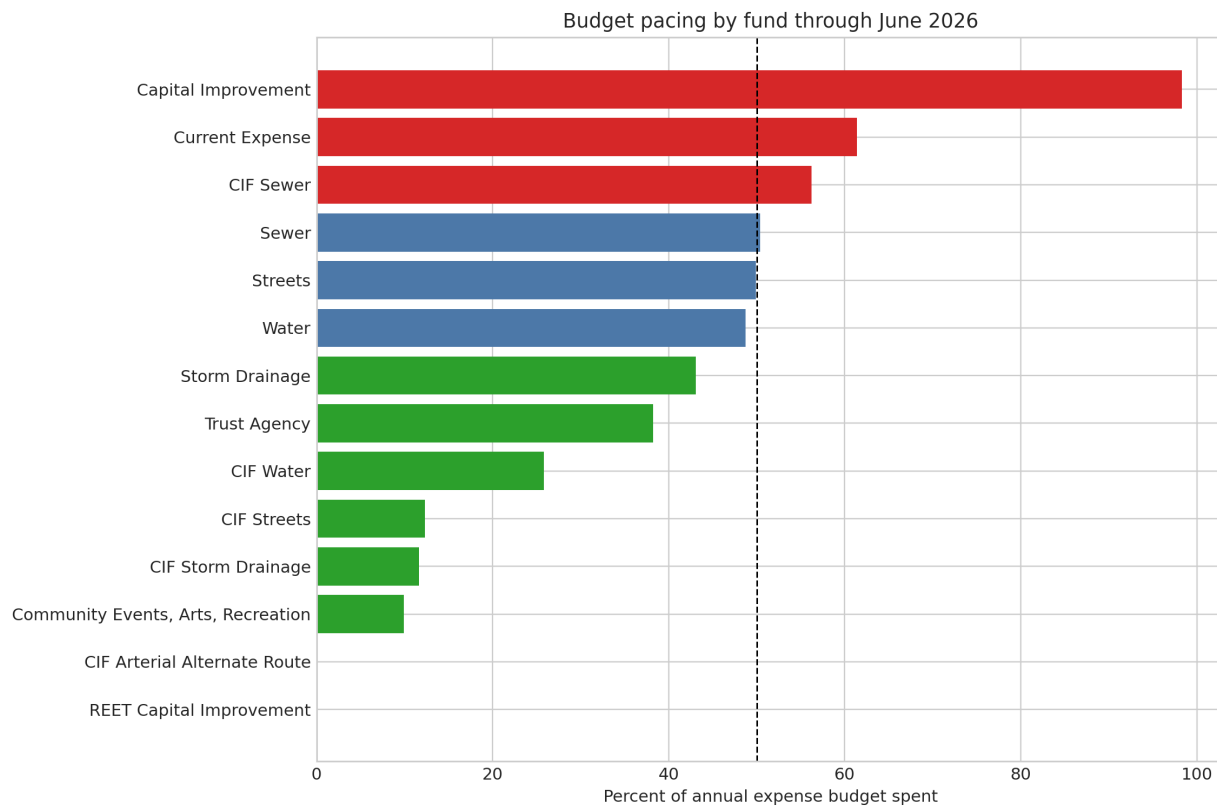
The City's June Treasurer's Report shows an adjusted ending balance of \$13,619,696 made up of \$1,065,964 in available cash and \$12,553,732 in investments. June activity alone showed \$762,128 in revenue and \$872,170 in expenditures, a difference of \$110,042.



Budget status

The General Fund, shown as Current Expense, has received \$1,758,653 of a \$3,899,292.00 revenue budget, or 45.1% of budget, while spending \$3,026,513 of a \$4,931,481.00 expense budget, or 61.4% of budget. This is due to the timing of the budgeted transfers of \$1.3M to other funds.

The Streets Fund is much closer to a normal midyear pattern, with revenue at \$232,189 and expenditures at \$204,422, or about 50.1% of its annual spending budget. The operating utility funds are tracking to budget, Water has spent 48.7% of its annual budget, Sewer has spent 50.4%, and Storm Drainage has spent 43.1%,.



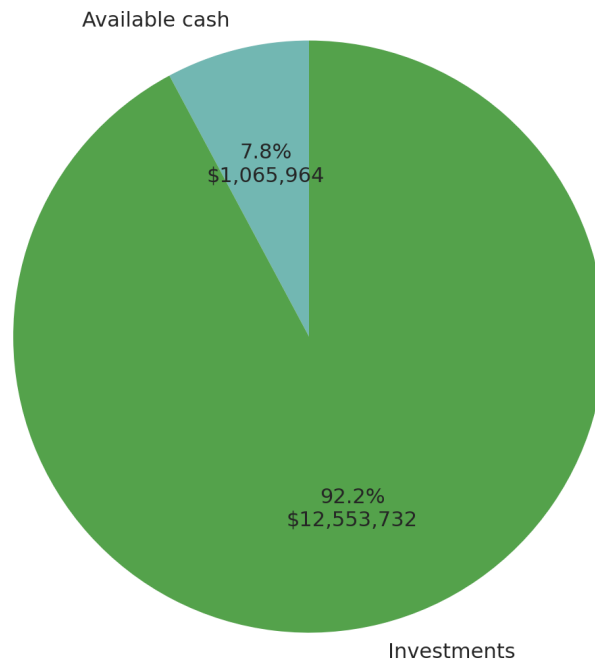
Budget pacing by fund through June 2026

Cash and investments

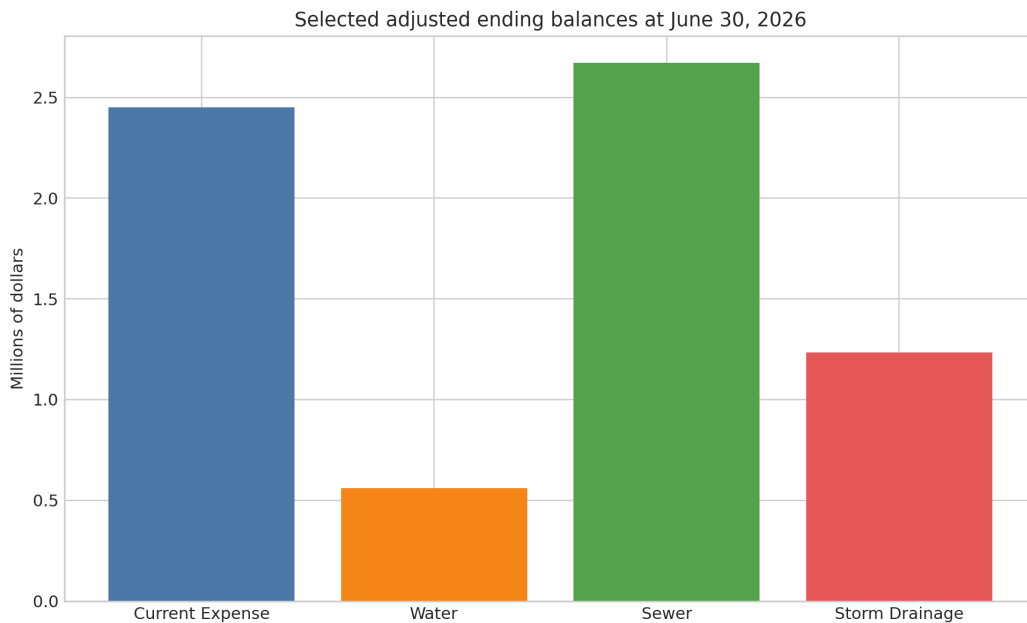
The attached Treasurer's Report shows that the City ended June with \$13,619,696 in adjusted ending balances across all funds. Of that amount, \$1,065,964 was available cash and \$12,553,732 was invested, so about 92.2% of the City's adjusted ending balance was held in investments and about 7.8% was in available cash.

The largest adjusted ending balances among key operating funds were \$2,451,194 in the General Fund, \$2,671,050 in Sewer, \$1,233,786 in Storm Drainage, and \$560,001 in Water. Those balances help show liquidity and reserve position, but they should not be confused with operating results shown in the budget report.

Liquidity mix at June 30, 2026



Liquidity mix at June 30, 2026



Ending Balances at June 30, 2026

General Fund

The Current Expense revenue is running behind a straight-line midyear pace at 45.1% of budget, while spending, due to the timing of the budgeted transfers, is running above it at 61.4%.

Several line items in Current Expense are already high or fully used because they are either annual payments, pass-through items, or lumpy expenditures rather than even monthly costs. The large General Fund transfer activity into other funds, including capital and streets-related transfers, is also a major driver of the midyear spending pace.

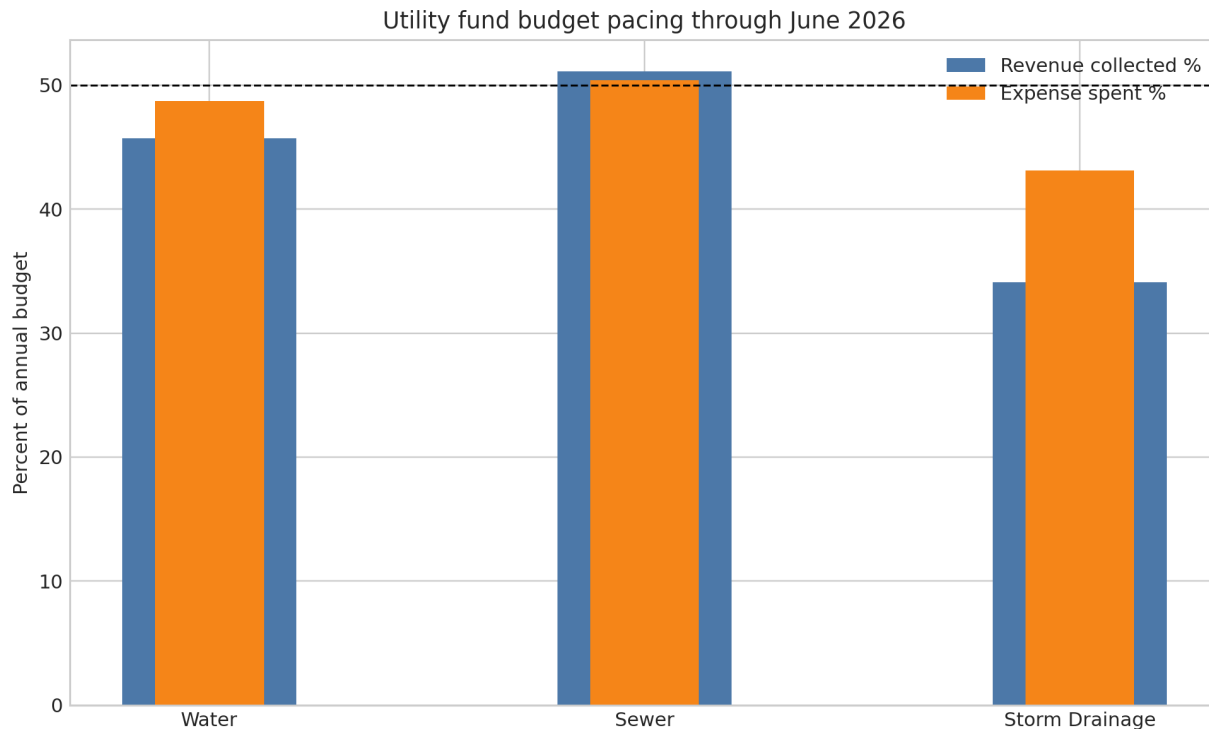
Streets Fund

The Streets Fund shows \$232,189 in year-to-date revenue against a budget of \$375,907 and \$204,422 in year-to-date expenditures against a budget of \$409,664. At about 50.1% of annual spending, Streets is close to where a midyear fund would normally be, even though a few line items are over budget or unspent because road work and maintenance often hit unevenly during the year.

Water Fund

The Water Fund figures are: annual revenue budget \$1,186,424, year-to-date revenue \$542,365, annual expense budget \$1,234,848, and year-to-date expenditures \$601,478. That means Water has collected 45.7% of its annual revenue budget and spent 48.7% of its annual expense budget through June.

The Treasurer's Report shows Water with an adjusted ending balance of \$560,001 at June 30. That cash position gives the fund a cushion, but ongoing rate adequacy and expenditure pacing will continue to be monitored through year-end.



Utility fund budget pacing through June 2026

Sewer Fund

The Sewer Fund has year-to-date revenue of \$1,080,168 on a revenue budget of \$2,113,133 and year-to-date expenditures of \$978,987 on an expense budget of \$1,942,508. That places Sewer at 51.1% of revenue budget collected and 50.4% of expense budget spent, which is one of the more balanced midyear positions among our operating funds.

The Treasurer's Report shows Sewer with an adjusted ending balance of \$2,671,050. The Sewer Fund is healthy and liquid at this point in the year, though treatment, energy, sludge hauling, and regulatory expenses will continue to be tracked closely because those areas can move quickly.

Storm Drainage Fund

Storm Drainage has recognized \$170,569 in revenue on a \$500,042 annual budget and spent \$126,947 on a \$294,508 expense budget. That places revenue at 34.1% of budget (related to the timing of a \$120K DOE grant – yet to come in) and spending at 43.1% of budget.

The Treasurer's Report shows Storm Drainage with an adjusted ending balance of \$1,233,786. The fund has a solid balance position, but we will continue to manage the second-half professional services, maintenance work, or grant-related project activity.

Capital and restricted funds

The capital funds should not be read like ordinary operating funds because they depend heavily on project schedules, reimbursement timing, grant draws, and transfers. For example, Capital Improvement Fund 305 has already spent \$1,002,311 of its \$1,020,000 budget, or 98.3%, because the Fire Station capital expenditure occurred in the first half of the year.

CIF Sewer shows \$1,190,248 in year-to-date revenue and \$1,069,095 in year-to-date expenditures, reflecting the DOE WWTP Upgrade loan and project activity rather than routine monthly operations. CIF Storm Drainage and CIF Streets also show uneven pacing that is typical for construction and TIB grant-funded work.

2026 CASH FLOW - YEAR TO DATE

City Of Granite Falls

Time: 15:36:47 Date: 07/02/2026

January To June

Page: 1

001 Current Expense	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 91 13 00 Beginning Balance - L	3,661,794.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,661,794.38	3,661,794.38	100%
308 Beginning Balances	3,661,794.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,661,794.38	3,661,794.38	100%
311 10 00 00 General Property Tax	3,368.87	1,869.59	4,007.59	18,506.51	278,032.78	7,764.86	0.00	0.00	0.00	0.00	0.00	0.00	313,550.20	610,471.00	51%
313 11 00 00 Local Retail Sales & U	73,564.28	89,681.19	63,240.17	58,805.29	73,396.70	67,616.13	0.00	0.00	0.00	0.00	0.00	0.00	426,303.76	1,043,495.00	41%
313 71 00 00 Local Criminal Justice	9,501.81	11,755.44	8,806.83	8,773.56	10,205.89	9,642.91	0.00	0.00	0.00	0.00	0.00	0.00	58,686.44	117,206.00	50%
316 40 01 00 Utility Tax - Water Fur	7,263.27	8,930.18	8,483.44	9,068.86	7,840.70	8,484.78	0.00	0.00	0.00	0.00	0.00	0.00	50,071.23	114,494.00	44%
316 40 02 00 Utility Tax - Sewer Fur	16,353.10	18,370.09	16,373.31	17,583.85	17,348.93	16,650.94	0.00	0.00	0.00	0.00	0.00	0.00	102,680.22	205,099.00	50%
316 40 03 00 Utility Tax - Electric	20,852.52	21,907.42	20,906.61	20,406.60	19,400.06	16,657.15	0.00	0.00	0.00	0.00	0.00	0.00	120,130.36	235,493.00	51%
316 40 04 00 Utility Tax - Gas	21,246.18	0.00	0.00	35,522.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,768.56	120,279.00	47%
316 40 05 00 Utility Tax - Phone	2,311.14	2,060.41	4,030.06	4,899.51	1,900.70	3,497.54	0.00	0.00	0.00	0.00	0.00	0.00	18,699.36	44,123.00	42%
337 00 00 00 Excise Tax-Private Har	0.00	0.00	4.98	0.00	0.00	4.64	0.00	0.00	0.00	0.00	0.00	0.00	9.62	32.00	30%
310 Taxes	154,461.17	154,574.32	125,852.99	173,566.56	408,125.76	130,318.95	0.00	0.00	0.00	0.00	0.00	0.00	1,146,899.75	2,490,692.00	46%
321 91 01 00 Franchise Fees - Garb	4,530.83	7,250.37	7,637.45	11,753.54	9,597.06	7,719.25	0.00	0.00	0.00	0.00	0.00	0.00	48,488.50	86,108.00	56%
321 91 02 00 Franchise Fees - Cabl	11,095.04	0.00	0.00	11,274.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,369.25	47,619.00	47%
321 99 00 00 Business Licenses	2,460.00	2,400.00	2,493.75	2,936.25	1,863.75	1,841.25	0.00	0.00	0.00	0.00	0.00	0.00	13,995.00	29,715.00	47%
322 10 00 00 Building Permits	2,373.00	3,114.00	548.00	2,715.50	11,108.00	535.82	0.00	0.00	0.00	0.00	0.00	0.00	20,394.32	38,024.00	54%
322 10 01 00 Plumbing Permits	0.00	0.00	205.00	65.00	375.00	230.00	0.00	0.00	0.00	0.00	0.00	0.00	875.00	6,458.00	14%
322 10 02 00 Mechanical Permits	115.00	170.00	258.00	130.00	445.00	195.00	0.00	0.00	0.00	0.00	0.00	0.00	1,313.00	16,756.00	8%
322 10 03 00 Grading Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,610.00	0%
322 30 00 00 Animal Licenses	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	140.00	7%
322 90 01 00 Peddler's License	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153.00	0%
322 91 58 00 Land Use Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0%
322 91 58 01 Sign Permits	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	1,684.00	6%
322 91 58 02 Special Event Permit	50.00	0.00	50.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	502.00	40%
332 91 02 02 Technology Fee	18.75	698.77	31.23	87.32	257.03	68.69	0.00	0.00	0.00	0.00	0.00	0.00	1,161.79	0.00	0%
320 Licenses & Permits	20,752.62	13,633.14	11,223.43	28,961.82	23,745.84	10,590.01	0.00	0.00	0.00	0.00	0.00	0.00	108,906.86	235,519.00	46%
335 00 91 00 PUD Privilege Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,885.00	0%
336 00 98 00 City-County Assistanc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,242.00	0%
336 06 21 00 Criminal Justice - Pop	492.60	0.00	0.00	492.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	985.00	1,980.00	50%
336 06 26 00 Criminal Justice - Spe	1,720.67	0.00	0.00	1,720.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,440.69	7,136.00	48%
336 06 42 00 Marijuana Excise Tax	0.00	0.00	3,616.18	0.00	0.00	3,539.59	0.00	0.00	0.00	0.00	0.00	0.00	7,155.77	16,560.00	43%
336 06 51 00 DUI - Cities	138.30	0.00	0.00	138.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.59	187.00	148%
336 06 94 00 Liquor / Beer Excise T	7,147.22	0.00	0.00	7,968.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,116.00	31,260.00	48%
336 06 95 00 Liquor Control Board	0.00	0.00	8,797.06	0.00	0.00	8,797.06	0.00	0.00	0.00	0.00	0.00	0.00	17,594.12	36,556.00	48%
337 00 00 06 ILA with SNOCO FD 1	0.00	15,704.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,704.60	63,797.00	25%
330 Intergovernmental Revenues	9,498.79	15,704.60	12,413.24	10,319.49	0.00	12,336.65	0.00	0.00	0.00	0.00	0.00	0.00	60,272.77	191,603.00	31%
341 81 00 01 Records & Copy Servi	309.00	240.60	234.00	342.00	231.00	214.00	0.00	0.00	0.00	0.00	0.00	0.00	1,570.60	2,026.00	78%
341 81 03 00 Records Search	0.00	0.00	0.00	0.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	0.00	0%
341 99 00 00 Passport & Naturaliza	40,451.40	37,865.20	39,166.60	28,656.18	27,711.72	24,978.60	0.00	0.00	0.00	0.00	0.00	0.00	198,829.70	468,335.00	42%
341 99 00 01 Passport Photo Fees	23,690.00	20,080.00	19,940.00	16,120.00	15,970.00	14,455.00	0.00	0.00	0.00	0.00	0.00	0.00	110,255.00	244,050.00	45%
342 10 21 00 Fingerprinting	10.00	10.00	40.00	20.00	44.00	85.00	0.00	0.00	0.00	0.00	0.00	0.00	209.00	195.00	107%
344 50 00 01 Charging Stations Rev	979.97	0.00	0.00	888.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,868.27	0.00	0%
345 83 00 00 Plan Check Fees	1,243.55	552.50	1,448.80	3,263.08	9,128.98	396.04	0.00	0.00	0.00	0.00	0.00	0.00	16,032.95	4,500.00	356%

2026 CASH FLOW - YEAR TO DATE

City Of Granite Falls

Time: 15:36:47 Date: 07/02/2026

January To June

Page: 2

001 Current Expense	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
345 83 00 01 Inspection Service Fe	0.00	0.00	0.00	120.00	1,560.00	870.00	0.00	0.00	0.00	0.00	0.00	0.00	2,550.00	0.00	0%
345 83 00 20 Official Site Plan Rv Fe	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	18,000.00	42%
345 83 00 26 Boundary Line Adjusti	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0%
345 83 00 27 Pre-Application Rv &	0.00	500.00	1,000.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	1,500.00	133%
345 83 00 29 Preliminary Long Subl	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	24,000.00	42%
345 83 00 30 Preliminary Construct	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	14,000.00	43%
345 83 00 31 Plan / Engr Land Use I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,252.00	0%
345 89 00 11 Environmental Rv (Re	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	36,000.00	42%
345 89 00 15 Environmental Rv (Cri	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	2,000.00	50%
340 Charges For Goods And Service	66,683.92	98,748.30	61,829.40	49,409.56	54,660.70	42,248.64	0.00	0.00	0.00	0.00	0.00	0.00	373,580.52	816,858.00	46%
353 10 00 00 Traffic Violations	1,026.00	740.00	941.00	1,198.00	1,753.00	2,685.00	0.00	0.00	0.00	0.00	0.00	0.00	8,343.00	5,520.00	151%
353 10 01 00 District Court Fines	626.85	919.88	1,027.01	227.34	320.55	361.74	0.00	0.00	0.00	0.00	0.00	0.00	3,483.37	4,929.00	71%
359 00 49 00 NSF Check Fees	550.00	319.24	135.76	120.00	699.05	345.96	0.00	0.00	0.00	0.00	0.00	0.00	2,170.01	2,554.00	85%
350 Fines And Penalties	2,202.85	1,979.12	2,103.77	1,545.34	2,772.60	3,392.70	0.00	0.00	0.00	0.00	0.00	0.00	13,996.38	13,003.00	108%
361 11 01 00 Interest - Investments	10,074.09	5,815.30	6,835.89	6,423.91	6,704.27	6,535.88	0.00	0.00	0.00	0.00	0.00	0.00	42,389.34	100,841.00	42%
361 40 00 00 Interest - Local Sales	126.27	120.77	137.40	103.89	89.59	135.99	0.00	0.00	0.00	0.00	0.00	0.00	713.91	2,183.00	33%
361 40 01 00 Interest - Property Ta	46.68	32.68	5.88	44.65	175.45	80.19	0.00	0.00	0.00	0.00	0.00	0.00	385.53	719.00	54%
362 00 00 00 Lease And Rentals	0.00	626.00	250.00	0.00	285.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	1,411.00	7,160.00	20%
369 10 00 00 Sale of Surplus	0.00	0.00	133.20	0.00	8,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,183.20	0.00	0%
369 91 00 00 Other Misc. Revenues	0.00	1.00	988.45	0.00	0.00	724.63	0.00	0.00	0.00	0.00	0.00	0.00	1,714.08	26,212.00	7%
360 Interest And Other Earnings	10,247.04	6,595.75	8,350.82	6,572.45	15,304.31	7,726.69	0.00	0.00	0.00	0.00	0.00	0.00	54,797.06	137,115.00	40%
382 10 01 06 Refundable Deposits	0.00	200.00	0.00	200.00	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0%
382 30 01 01 PUD Pass-through	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,568.00	0%
382 30 01 02 Land Use Deposits Pa	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,934.00	0%
380 Non Revenues	0.00	200.00	0.00	200.00	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	14,502.00	1%
FUND REVENUES:	3,925,640.77	291,435.23	221,773.65	270,575.22	504,609.21	206,413.64	0.00	0.00	0.00	0.00	0.00	0.00	5,420,447.72	7,561,086.38	72%
511 30 41 00 Official Publication Se	142.76	99.76	80.84	146.20	208.12	165.12	0.00	0.00	0.00	0.00	0.00	0.00	842.80	695.00	121%
511 60 10 00 Salaries - Council	1,554.35	1,611.91	1,611.91	1,439.20	1,727.05	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00	10,044.42	19,585.00	51%
511 60 20 00 Benefits - Council	118.93	123.34	125.40	110.10	132.15	160.65	0.00	0.00	0.00	0.00	0.00	0.00	770.57	1,546.00	50%
511 60 31 00 Office / Operating Sup	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	615.00	0%
511 60 32 00 Meeting Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0%
511 60 43 00 Travel	0.00	0.00	0.00	0.00	160.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.37	350.00	46%
511 60 49 00 Training	0.00	105.50	0.00	1,439.38	52.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,597.63	3,384.00	47%
511 70 41 00 Prof. Svs-Lobby Cons	0.00	0.00	10,000.00	4,000.00	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	40,000.00	50%
511 Legislative	1,816.04	1,940.51	11,818.15	7,134.88	8,280.44	2,425.77	0.00	0.00	0.00	0.00	0.00	0.00	33,415.79	66,325.00	50%
512 52 41 00 Cascade District Cour	0.00	436.44	401.84	502.30	999.48	1,029.02	0.00	0.00	0.00	0.00	0.00	0.00	3,369.08	9,653.00	35%
512 60 10 00 Salaries & Wages	3,302.13	2,189.08	2,283.00	1,809.60	1,881.31	1,862.91	0.00	0.00	0.00	0.00	0.00	0.00	13,328.03	25,267.00	53%
512 60 20 00 Benefits	795.84	702.16	756.59	573.29	580.52	619.53	0.00	0.00	0.00	0.00	0.00	0.00	4,027.93	8,562.00	47%

2026 CASH FLOW - YEAR TO DATE

City Of Granite Falls

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January To June

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001 Current Expense	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
512 Judicial	4,097.97	3,327.68	3,441.43	2,885.19	3,461.31	3,511.46	0.00	0.00	0.00	0.00	0.00	0.00	20,725.04	43,482.00	48%
513 10 10 01 Salaries-City Manager	6,137.26	6,137.26	6,137.26	6,137.26	6,137.26	6,137.26	0.00	0.00	0.00	0.00	0.00	0.00	36,823.56	74,650.00	49%
513 10 20 01 Benefits-City Manage	1,388.53	1,520.51	1,727.64	1,652.50	1,652.50	1,698.77	0.00	0.00	0.00	0.00	0.00	0.00	9,640.45	17,888.00	54%
513 10 31 00 Office / Operating Suj	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	156.00	0%
513 10 42 00 Communications - Ex	0.00	0.00	0.00	0.00	0.00	66.54	0.00	0.00	0.00	0.00	0.00	0.00	66.54	437.00	15%
513 10 43 01 Mileage Reimburseme	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,052.00	0%
513 10 49 00 Training	0.00	52.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.75	2,792.00	2%
513 10 49 02 Prof. Membership Fee	0.00	385.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	385.00	869.00	44%
513 Executive	7,525.79	8,095.52	7,864.90	7,789.76	7,789.76	7,902.57	0.00	0.00	0.00	0.00	0.00	0.00	46,968.30	97,844.00	48%
514 20 11 00 Passport Salaries & W	20,371.30	18,674.72	19,889.47	16,953.61	18,614.74	19,239.00	0.00	0.00	0.00	0.00	0.00	0.00	113,742.84	198,493.00	57%
514 20 20 00 Passport Benefits	7,618.61	7,368.23	7,969.63	6,767.98	6,976.45	7,525.07	0.00	0.00	0.00	0.00	0.00	0.00	44,225.97	90,048.00	49%
514 23 31 01 Office / Operating Suj	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,424.00	0%
514 23 41 03 Software License And	0.00	0.00	0.00	0.00	749.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	749.89	17,769.00	4%
514 23 10 00 Salaries & Wages	12,684.61	6,739.51	6,788.09	10,794.01	10,700.61	11,546.39	0.00	0.00	0.00	0.00	0.00	0.00	59,253.22	81,769.00	72%
514 23 20 00 Benefits	2,138.09	1,678.37	1,783.71	2,745.41	2,775.82	2,917.79	0.00	0.00	0.00	0.00	0.00	0.00	14,039.19	20,754.00	68%
514 23 31 00 Office / Operating Suj	79.03	1,443.20	95.10	68.98	1,588.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,274.90	11,852.00	28%
514 23 41 00 Professional Services	1,198.38	1,795.99	2,161.96	2,180.97	3,675.63	2,327.18	0.00	0.00	0.00	0.00	0.00	0.00	13,340.11	24,148.00	55%
514 23 41 01 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,173.00	0%
514 23 41 02 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00	0%
514 23 42 00 Communications - Tr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	437.00	0%
514 23 49 00 Membership Fees - Tr	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0%
514 23 49 01 Bank Charges	591.36	933.13	1,083.61	1,841.18	1,089.21	1,076.41	0.00	0.00	0.00	0.00	0.00	0.00	6,614.90	17,415.00	38%
514 23 49 04 Training / Staff Devel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82.00	0%
514 25 10 00 Salaries & Wages - Cl	8,602.57	6,882.07	8,232.00	6,714.42	6,855.58	8,523.16	0.00	0.00	0.00	0.00	0.00	0.00	45,809.80	75,647.00	61%
514 25 20 00 Benefits - Clerk	2,300.07	2,151.28	2,384.33	2,129.05	2,147.70	2,418.40	0.00	0.00	0.00	0.00	0.00	0.00	13,530.83	26,357.00	51%
514 25 31 00 Office / Operating Suj	89.94	111.52	34.36	0.00	59.25	131.97	0.00	0.00	0.00	0.00	0.00	0.00	427.04	1,270.00	34%
514 25 41 00 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	0%
514 25 41 02 Professional Services	70.50	0.00	3,934.00	0.00	0.00	1,228.33	0.00	0.00	0.00	0.00	0.00	0.00	5,232.83	1,394.00	375%
514 25 42 00 Communications - Cl	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	437.00	0%
514 25 43 00 Travel - Clerk	354.66	698.63	686.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,739.65	5,000.00	35%
514 25 43 01 Mileage Reimburseme	0.00	0.00	456.76	362.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	819.26	1,000.00	82%
514 25 49 00 Professional Member	60.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260.00	1,200.00	22%
514 25 49 01 Professional Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.00	0%
514 25 49 05 Training / Staff Devel	0.00	2,269.75	128.00	1,532.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,930.23	5,000.00	79%
514 40 41 00 Election Costs	0.00	1,674.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,674.50	4,140.00	40%
514 90 41 00 Voter Registration Co	0.00	0.00	7,392.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,392.86	7,163.00	103%
514 Financial And Recording	56,159.12	52,420.90	63,020.24	52,115.59	55,433.47	56,933.70	0.00	0.00	0.00	0.00	0.00	0.00	336,083.02	603,160.00	56%
515 41 41 00 Legal Services - Crimi	0.00	459.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	459.50	4,188.00	11%
515 41 41 02 Legal Services - Civil	6,258.20	3,825.02	7,834.57	4,758.91	9,387.48	2,461.71	0.00	0.00	0.00	0.00	0.00	0.00	34,525.89	57,916.00	60%
515 93 41 01 Legal Services - Crimi	2,912.00	0.00	0.00	0.00	561.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,473.21	2,112.00	164%
515 Legal Services	9,170.20	4,284.52	7,834.57	4,758.91	9,948.69	2,461.71	0.00	0.00	0.00	0.00	0.00	0.00	38,458.60	64,216.00	60%
517 20 20 00 Health Insurance - LE	415.93	1,036.70	0.00	1,824.78	612.66	908.07	0.00	0.00	0.00	0.00	0.00	0.00	4,798.14	22,312.00	22%

2026 CASH FLOW - YEAR TO DATE

City Of Granite Falls

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January To June

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001 Current Expense	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
517 Other Admin	415.93	1,036.70	0.00	1,824.78	612.66	908.07	0.00	0.00	0.00	0.00	0.00	0.00	4,798.14	22,312.00	22%
518 20 44 00 Taxes/Assessments	0.00	-1,618.40	2,700.00	0.00	93.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,175.19	4,812.00	24%
518 30 10 00 Salaries & Wages	2,135.30	1,928.33	2,127.81	2,134.95	2,079.73	2,159.76	0.00	0.00	0.00	0.00	0.00	0.00	12,565.88	23,833.00	53%
518 30 20 00 Benefits	811.38	783.16	941.22	811.33	804.11	948.02	0.00	0.00	0.00	0.00	0.00	0.00	5,099.22	10,837.00	47%
518 30 31 00 Office / Operating Sup	3,956.00	1,713.36	399.96	6,256.72	1,137.24	2,811.43	0.00	0.00	0.00	0.00	0.00	0.00	16,274.71	16,710.00	97%
518 30 35 00 Small Tools And Minc	1,294.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,294.07	1,248.00	104%
518 30 41 00 Professional Services	8,399.38	1,306.72	2,801.75	455.43	423.34	589.14	0.00	0.00	0.00	0.00	0.00	0.00	13,975.76	9,314.00	150%
518 30 41 01 Professional Svcs-Cus	937.20	0.00	2,508.70	937.20	937.20	1,291.50	0.00	0.00	0.00	0.00	0.00	0.00	6,611.80	15,121.00	44%
518 30 41 02 Professional Services-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,647.00	0%
518 30 42 00 Communication	1,019.31	1,749.21	833.02	853.74	1,055.64	2,091.57	0.00	0.00	0.00	0.00	0.00	0.00	7,602.49	4,421.00	172%
518 30 42 01 Postage	823.20	1,340.30	1,690.35	1,549.22	1,546.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,949.39	23,719.00	29%
518 30 46 00 Insurance - City Hall	40,831.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,831.96	37,163.00	110%
518 30 47 00 City Utilities - Water -	1,271.51	642.28	642.28	642.28	649.50	604.32	0.00	0.00	0.00	0.00	0.00	0.00	4,452.17	7,907.00	56%
518 30 47 03 PUD - Old City Hall	407.43	413.52	339.07	317.60	260.59	191.47	0.00	0.00	0.00	0.00	0.00	0.00	1,929.68	3,391.00	57%
518 30 47 04 PUD - Decorative Stre	350.65	88.19	219.65	261.67	151.96	145.09	0.00	0.00	0.00	0.00	0.00	0.00	1,217.21	3,681.00	33%
518 30 47 05 PUD - New City Hall/C	881.45	1,454.81	1,027.04	928.06	794.63	639.86	0.00	0.00	0.00	0.00	0.00	0.00	5,725.85	10,261.00	56%
518 30 48 00 Bldg. Repairs & Maint	1,552.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,552.76	50,000.00	3%
518 30 49 00 Annual Agency Memt	4,280.00	1,485.00	0.00	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,240.00	10,105.00	62%
518 61 40 00 Judgements and Settl	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,526.00	0%
518 86 41 00 Professional Services	2,827.95	23.34	3,111.95	9,705.08	4,508.90	1,136.21	0.00	0.00	0.00	0.00	0.00	0.00	21,313.43	8,020.00	266%
518 Central Services	71,779.55	11,309.82	19,342.80	24,853.28	14,917.75	12,608.37	0.00	0.00	0.00	0.00	0.00	0.00	154,811.57	247,716.00	62%
521 20 42 02 Fire Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	644.00	0%
521 10 46 00 Insurance	9,920.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,920.40	9,029.00	110%
521 20 31 00 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	582.00	0%
521 20 31 01 Operating Supplies	40.42	42.65	0.00	0.00	0.00	1,539.12	0.00	0.00	0.00	0.00	0.00	0.00	1,622.19	7,535.00	22%
521 20 35 00 Small Tools & Equipr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0%
521 20 41 00 Professional Services-	0.00	72.00	0.00	60.00	72.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	204.00	23,000.00	1%
521 20 41 01 Intergovt-Sheriff Cont	244,666.00	0.00	0.00	0.00	255,912.50	1,288.00	0.00	0.00	0.00	0.00	0.00	0.00	501,866.50	1,131,963.00	44%
521 20 41 03 Intergovt-Animal Serv	0.00	470.00	1,040.00	100.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	1,810.00	9,385.00	19%
521 20 41 04 Intergovt-WSP Service	0.00	0.00	72.00	0.00	0.00	48.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	1,100.00	11%
521 30 41 01 Drug Task Force Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,221.00	0%
521 30 49 00 Crime Prevention	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,200.00	0%
521 40 49 01 Training / Staff Develk	0.00	150.00	401.53	640.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,191.53	2,000.00	60%
521 50 41 01 Professional Svcs-Cus	852.00	0.00	1,917.00	852.00	852.00	1,065.00	0.00	0.00	0.00	0.00	0.00	0.00	5,538.00	6,831.00	81%
521 50 47 00 PUD	369.04	419.06	443.49	435.23	365.41	341.68	0.00	0.00	0.00	0.00	0.00	0.00	2,373.91	5,320.00	45%
521 50 47 01 City Utilities - Water	250.68	128.77	0.00	257.54	128.77	128.77	0.00	0.00	0.00	0.00	0.00	0.00	894.53	7,089.00	13%
521 50 48 03 Building Repairs & Mi	0.00	0.00	59.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59.36	2,588.00	2%
521 Law Enforcement	256,098.54	1,282.48	3,933.38	2,344.77	257,430.68	4,510.57	0.00	0.00	0.00	0.00	0.00	0.00	525,600.42	1,223,487.00	43%
522 10 44 00 Forest Land Assessme	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	104.00	0%
522 30 41 00 Arson Interlocal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,553.00	0%
522 Fire Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,657.00	0%
523 60 41 00 Jails	1,523.48	3,603.85	1,720.77	5,483.92	0.00	2,294.36	0.00	0.00	0.00	0.00	0.00	0.00	14,626.38	34,713.00	42%

2026 CASH FLOW - YEAR TO DATE

City Of Granite Falls

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January To June

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001 Current Expense	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
523 Jail Costs	1,523.48	3,603.85	1,720.77	5,483.92	0.00	2,294.36	0.00	0.00	0.00	0.00	0.00	0.00	14,626.38	34,713.00	42%
524 20 41 00 Prof. Svcs - Building In	1,955.00	1,697.50	2,070.00	0.00	2,502.50	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00	10,325.00	21,001.00	49%
524 Protective Inspections	1,955.00	1,697.50	2,070.00	0.00	2,502.50	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00	10,325.00	21,001.00	49%
525 60 41 00 Emergency Services	0.00	1,719.00	0.00	0.00	0.00	1,850.00	0.00	0.00	0.00	0.00	0.00	0.00	3,569.00	6,945.00	51%
525 Emergency Services	0.00	1,719.00	0.00	0.00	0.00	1,850.00	0.00	0.00	0.00	0.00	0.00	0.00	3,569.00	6,945.00	51%
528 00 42 01 SnoPac Dispatch	5,252.86	5,252.86	5,252.86	0.00	10,505.72	5,252.86	0.00	0.00	0.00	0.00	0.00	0.00	31,517.16	65,029.00	48%
528 Comm/Alarms/Dispatch	5,252.86	5,252.86	5,252.86	0.00	10,505.72	5,252.86	0.00	0.00	0.00	0.00	0.00	0.00	31,517.16	65,029.00	48%
553 70 41 00 Pollution Control	0.00	3,789.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,789.00	3,915.00	97%
553 Conservation	0.00	3,789.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,789.00	3,915.00	97%
557 30 41 01 Sno.County Tourism -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00	0%
557 30 41 02 Historical Society - Ar	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	2,500.00	60%
557 Community Services	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	2,730.00	55%
558 50 10 00 Salaries & Wages-Per	21,823.62	20,941.35	21,964.97	25,161.33	26,172.31	27,456.97	0.00	0.00	0.00	0.00	0.00	0.00	143,520.55	336,040.00	43%
558 50 20 00 Personnel Benefits-Pe	6,018.05	6,074.14	6,494.96	7,652.36	7,798.47	8,314.07	0.00	0.00	0.00	0.00	0.00	0.00	42,352.05	101,480.00	42%
558 50 41 01 Prof. Svcs - Plan Revi	1,126.68	617.42	221.00	0.00	694.66	2,314.04	0.00	0.00	0.00	0.00	0.00	0.00	4,973.80	0.00	0%
558 60 31 00 Office Supplies-Plann	0.00	31.10	108.65	0.00	6,855.18	474.68	0.00	0.00	0.00	0.00	0.00	0.00	7,469.61	1,000.00	747%
558 60 31 02 Operating Supplies	0.00	0.00	0.00	239.58	270.55	10.48	0.00	0.00	0.00	0.00	0.00	0.00	520.61	1,000.00	52%
558 60 41 00 Planning Consultant	3,510.00	0.00	3,950.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,460.46	0.00	0%
558 60 41 01 Prof. Svcs-Special Pro	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	404.00	0%
558 60 41 02 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	834.00	0%
558 60 41 03 Professional Services	0.00	1,767.56	3,984.20	1,176.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,927.96	8,281.00	84%
558 60 41 05 Prof Svcs - Misc.	14,641.78	1,431.94	5,618.17	11,500.00	12,706.09	-7,862.49	0.00	0.00	0.00	0.00	0.00	0.00	38,035.49	30,000.00	127%
558 60 41 06 Prof. Svcs-Hearing Ex	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00	0%
558 60 41 07 Planning Services IDIK	0.00	13,908.22	8,088.06	11,322.13	2,893.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,212.36	0.00	0%
558 60 41 08 Merchant Services - P	0.00	0.00	0.00	0.00	0.00	18.20	0.00	0.00	0.00	0.00	0.00	0.00	18.20	0.00	0%
558 60 41 09 Planning Services IDIK	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,300.00	0%
558 60 42 00 Communications - Pl	0.00	0.00	315.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.29	0.00	0%
558 60 43 01 Planning Mileage Reir	0.00	0.00	0.00	0.00	209.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209.71	0.00	0%
558 60 49 01 Training & Conferenc	0.00	52.75	30.00	1,276.50	577.87	30.00	0.00	0.00	0.00	0.00	0.00	0.00	1,967.12	4,030.00	49%
558 60 49 04 Housing Committee-2	0.00	0.00	0.00	1,899.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,899.00	2,175.00	87%
558 Planning & Community Devel	47,120.13	47,824.48	50,775.76	60,227.10	58,178.79	30,755.95	0.00	0.00	0.00	0.00	0.00	0.00	294,882.21	515,544.00	57%
566 66 41 00 Alcoholism	0.00	360.01	320.94	0.00	0.00	335.32	0.00	0.00	0.00	0.00	0.00	0.00	1,016.27	2,116.00	48%
569 69 41 00 Aging/Disability Svcs	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00	100%
560 Social Services	0.00	1,110.01	320.94	0.00	0.00	335.32	0.00	0.00	0.00	0.00	0.00	0.00	1,766.27	2,866.00	62%
576 30 42 00 Communications - Int	335.48	0.00	167.74	259.11	601.82	312.52	0.00	0.00	0.00	0.00	0.00	0.00	1,676.67	2,216.00	76%
576 80 10 00 Salaries & Wages	11,728.57	11,141.46	11,917.40	11,831.98	11,540.94	12,288.56	0.00	0.00	0.00	0.00	0.00	0.00	70,448.91	137,101.00	51%
576 80 20 00 Benefits	4,323.86	4,261.61	5,206.97	4,388.74	4,350.95	5,245.59	0.00	0.00	0.00	0.00	0.00	0.00	27,777.72	60,183.00	46%

2026 CASH FLOW - YEAR TO DATE

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January To June

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001 Current Expense	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
576 80 31 03 Operating Supplies	279.24	287.87	74.31	247.09	4,666.86	768.89	0.00	0.00	0.00	0.00	0.00	0.00	6,324.26	30,000.00	21%
576 80 32 00 Fuel	93.17	85.44	69.15	532.36	306.21	249.88	0.00	0.00	0.00	0.00	0.00	0.00	1,336.21	3,111.00	43%
576 80 35 00 Small Tools/Minor Eq	0.00	7.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.09	1,867.00	0%
576 80 41 00 Prof. Svcs- DOC Inma	0.00	211.92	71.96	4.91	208.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	497.23	1,333.00	37%
576 80 47 00 PUD-Utilities-Frank M	248.93	250.76	235.81	228.93	215.85	31.01	0.00	0.00	0.00	0.00	0.00	0.00	1,211.29	3,686.00	33%
576 80 47 01 City Utilities - Water	915.92	455.51	555.95	560.68	662.51	750.65	0.00	0.00	0.00	0.00	0.00	0.00	3,901.22	5,387.00	72%
576 80 47 02 PUD Electrical-Jack W	69.07	110.56	128.93	100.46	66.36	172.05	0.00	0.00	0.00	0.00	0.00	0.00	647.43	1,328.00	49%
576 80 48 00 Repairs & Maintenan	0.00	0.00	30,875.30	0.00	278.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,153.56	4,586.00	679%
576 80 49 01 Park Facilities	0.00	0.00	0.00	0.00	0.00	11,556.88	0.00	0.00	0.00	0.00	0.00	0.00	11,556.88	50,000.00	23%
576 Park Facilities	17,994.24	16,812.22	49,303.52	18,154.26	22,898.20	31,376.03	0.00	0.00	0.00	0.00	0.00	0.00	156,538.47	300,798.00	52%
582 30 00 00 Payroll Clearing Accot	-1,801.14	-1,443.87	6,396.86	-1,364.00	-1,447.49	6,587.40	0.00	0.00	0.00	0.00	0.00	0.00	6,927.76	0.00	0%
582 30 00 01 Developer Costs Pass	533.40	2,172.80	1,740.87	185.28	1,775.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,407.45	7,129.00	90%
580 Non Expenditures	-1,267.74	728.93	8,137.73	-1,178.72	327.61	6,587.40	0.00	0.00	0.00	0.00	0.00	0.00	13,335.21	7,129.00	187%
591 59 70 00 City Hall/Civic Ctr: Pri	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	213,000.00	0%
592 18 80 00 Interest/Tax City Copi	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	263.00	0%
592 59 80 00 City Hall/Civic Ctr Inte	0.00	0.00	0.00	0.00	23,933.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,933.17	47,866.00	50%
591 Redemption Of Debt	0.00	0.00	0.00	0.00	23,933.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,933.17	261,129.00	9%
591 18 70 00 City Hall Copier Lease	0.00	722.24	361.12	528.47	361.12	361.12	0.00	0.00	0.00	0.00	0.00	0.00	2,334.07	4,857.00	48%
591 18 70 01 Postage Meter Lease-	0.00	0.00	227.25	0.00	0.00	227.25	0.00	0.00	0.00	0.00	0.00	0.00	454.50	1,143.00	40%
594 18 64 01 Machinery & Equipme	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,240.00	0%
594 75 63 00 Boys & Girls Club Sno	0.00	0.00	0.00	0.00	0.00	838.96	0.00	0.00	0.00	0.00	0.00	0.00	838.96	0.00	0%
594 76 63 00 Park Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	0%
594 Capital Expenses	0.00	722.24	588.37	528.47	361.12	1,427.33	0.00	0.00	0.00	0.00	0.00	0.00	3,627.53	33,240.00	11%
597 00 12 00 Operating Trf To Capi	1,020,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,020,000.00	1,020,000.00	100%
597 00 16 00 Operating Trf To Stre	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	100%
597 00 17 00 Transfer to Streets Cl	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00	150,000.00	100%
597 00 18 00 Transfer to Communit	61,243.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,243.00	61,243.00	100%
597 Interfund Transfers	1,306,243.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,306,243.00	1,306,243.00	100%
FUND EXPENDITURES:	1,785,884.11	168,458.22	235,425.42	186,922.19	476,581.87	173,241.47	0.00	0.00	0.00	0.00	0.00	0.00	3,026,513.28	4,931,481.00	61%
FUND GAIN/LOSS:	2,139,756.66	122,977.01	-13,651.77	83,653.03	28,027.34	33,172.17	0.00	0.00	0.00	0.00	0.00	0.00	2,393,934.44		
FUND NET POSITION:	2,139,756.66	2,262,733.67	2,249,081.90	2,332,734.93	2,360,762.27	2,393,934.44	2,393,934.44	2,393,934.44	2,393,934.44	2,393,934.44	2,393,934.44	2,393,934.44			

2026 CASH FLOW - YEAR TO DATE

City Of Granite Falls

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January To June

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	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
101 Streets															
308 51 12 00 Estimated Beginning I	354,416.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354,416.81	354,416.81	100%
308 Beginning Balances	354,416.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	354,416.81	354,416.81	100%
311 10 01 00 Real & Personal Propri	594.51	329.93	707.22	3,265.86	49,064.61	1,370.27	0.00	0.00	0.00	0.00	0.00	0.00	55,332.40	107,730.00	51%
317 60 00 00 Vehicle Fees TBD	5,651.42	6,520.92	7,098.61	7,985.63	8,639.87	7,513.79	0.00	0.00	0.00	0.00	0.00	0.00	43,410.24	89,555.00	48%
310 Taxes	6,245.93	6,850.85	7,805.83	11,251.49	57,704.48	8,884.06	0.00	0.00	0.00	0.00	0.00	0.00	98,742.64	197,285.00	50%
322 40 00 00 Street & Curb Right-of	0.00	0.00	0.00	150.00	175.00	996.75	0.00	0.00	0.00	0.00	0.00	0.00	1,321.75	3,426.00	39%
320 Licenses & Permits	0.00	0.00	0.00	150.00	175.00	996.75	0.00	0.00	0.00	0.00	0.00	0.00	1,321.75	3,426.00	39%
336 00 71 00 Multimodal Transport	0.00	0.00	1,493.81	0.00	0.00	1,493.63	0.00	0.00	0.00	0.00	0.00	0.00	2,987.44	6,106.00	49%
336 00 87 00 Fuel Tax	8,436.65	6,268.42	6,609.81	6,530.91	6,316.67	9,002.81	0.00	0.00	0.00	0.00	0.00	0.00	43,165.27	81,443.00	53%
330 Intergovernmental Revenues	8,436.65	6,268.42	8,103.62	6,530.91	6,316.67	10,496.44	0.00	0.00	0.00	0.00	0.00	0.00	46,152.71	87,549.00	53%
345 85 00 03 Traffic Mitigation \$2,5	0.00	0.00	0.00	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0%
345 89 00 01 Other Planning And C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	438.00	0%
340 Charges For Goods And Service	0.00	0.00	0.00	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	438.00	****%
361 11 02 00 Investment Interest	975.05	1,091.70	1,179.25	1,053.64	1,026.95	1,085.72	0.00	0.00	0.00	0.00	0.00	0.00	6,412.31	10,340.00	62%
369 91 01 00 Miscellaneous Revent	42.00	27.00	-509.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-440.00	1,869.00	24%
360 Interest And Other Earnings	1,017.05	1,118.70	670.25	1,053.64	1,026.95	1,085.72	0.00	0.00	0.00	0.00	0.00	0.00	5,972.31	12,209.00	49%
397 00 16 00 Operating Transfer Fr	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	100%
397 Interfund Transfers	75,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	100%
FUND REVENUES:	445,116.44	14,237.97	16,579.70	21,486.04	67,723.10	21,462.97	0.00	0.00	0.00	0.00	0.00	0.00	586,606.22	730,323.81	80%
542 30 10 00 Salaries & Wages	17,141.09	16,343.09	17,493.50	17,394.51	16,936.29	17,903.65	0.00	0.00	0.00	0.00	0.00	0.00	103,212.13	200,954.00	51%
542 30 20 00 Benefits	6,129.64	6,057.62	7,365.29	6,265.30	6,205.60	7,409.31	0.00	0.00	0.00	0.00	0.00	0.00	39,432.76	84,865.00	46%
542 30 21 00 Uniforms & Clothing	36.26	41.62	0.00	48.78	214.27	48.60	0.00	0.00	0.00	0.00	0.00	0.00	389.53	1,216.00	32%
542 30 31 00 Office Supplies	0.00	0.00	65.57	30.00	0.00	349.12	0.00	0.00	0.00	0.00	0.00	0.00	444.69	232.00	192%
542 30 31 01 Operating Supplies	1,272.48	87.28	5,681.35	166.32	240.93	1,553.62	0.00	0.00	0.00	0.00	0.00	0.00	9,001.98	10,322.00	87%
542 30 32 00 Fuel	258.20	262.00	344.55	378.38	350.69	244.65	0.00	0.00	0.00	0.00	0.00	0.00	1,838.47	5,106.00	36%
542 30 35 00 Small Tool & Equipme	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,309.00	0%
542 30 41 11 Prof. Svcs-Street Light	0.00	0.00	0.00	0.00	0.00	429.31	0.00	0.00	0.00	0.00	0.00	0.00	429.31	861.00	50%
542 30 45 00 Equipment Rentals &	0.00	0.00	0.00	0.00	1,579.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,579.20	518.00	305%
542 30 48 00 Repairs & Maintenanc	71.01	0.00	0.00	0.00	1,717.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,788.28	13,407.00	13%
542 61 48 00 Sidewalks Repairs & M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,070.00	0%
542 63 47 00 PUD - Street Lighting	3,321.54	3,214.96	3,347.68	3,311.26	3,620.25	3,501.89	0.00	0.00	0.00	0.00	0.00	0.00	20,317.58	36,774.00	55%
542 64 30 00 Traffic Control Device	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0%
542 64 41 00 Restripe City Hall Park	0.00	0.00	0.00	3,564.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,564.00	0.00	0%
542 64 41 05 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,500.00	0%
542 64 48 00 Traffic Control Device	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0%
542 66 48 00 Snow & Ice Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,070.00	0%
542 70 41 06 Prof. Svcs - Shoulder	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.00	0%

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101 Streets	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
542 Streets - Maintenance	28,230.22	26,006.57	34,297.94	31,158.55	30,864.50	31,440.15	0.00	0.00	0.00	0.00	0.00	0.00	181,997.93	387,704.00	47%
543 10 41 01 Professional Services	785.52	0.00	4,160.52	0.00	867.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,813.55	5,335.00	109%
543 10 41 02 Prof Svcs - DOC Inma	0.00	97.31	246.44	0.00	395.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	739.35	1,333.00	55%
543 30 42 00 Communications	77.06	139.67	77.06	214.48	154.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	662.38	1,080.00	61%
543 30 46 00 Insurance	14,583.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,583.40	13,273.00	110%
543 30 49 01 Membership Fees	0.00	19.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.48	24.00	81%
543 50 48 01 Vehicle / Fleet Mainte	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	915.00	0%
543 Streets Admin & Overhead	15,445.98	256.46	4,484.02	214.48	1,417.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,818.16	21,960.00	99%
544 40 41 01 Professional Services	0.00	0.00	0.00	0.00	605.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	605.51	0.00	0%
544 Road & Street Operations	0.00	0.00	0.00	0.00	605.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	605.51	0.00	0%
FUND EXPENDITURES:	43,676.20	26,263.03	38,781.96	31,373.03	32,887.23	31,440.15	0.00	0.00	0.00	0.00	0.00	0.00	204,421.60	409,664.00	50%
FUND GAIN/LOSS:	401,440.24	-12,025.06	-22,202.26	-9,886.99	34,835.87	-9,977.18	0.00	0.00	0.00	0.00	0.00	0.00	382,184.62		
FUND NET POSITION:	401,440.24	389,415.18	367,212.92	357,325.93	392,161.80	382,184.62	382,184.62	382,184.62	382,184.62	382,184.62	382,184.62	382,184.62			

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102 Park Impact Fees	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 31 01 00 Beginning Cash & Inv	54,510.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,510.37	54,510.37	100%
308 Beginning Balances	54,510.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,510.37	54,510.37	100%
345 85 00 02 Impact Fees	0.00	0.00	0.00	0.00	230.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00	0.00	0%
340 Charges For Goods And Service	0.00	0.00	0.00	0.00	230.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00	0.00	0%
361 11 00 01 Investment Interest	149.97	148.65	165.98	157.74	158.45	153.71	0.00	0.00	0.00	0.00	0.00	0.00	934.50	1,208.00	77%
360 Interest And Other Earnings	149.97	148.65	165.98	157.74	158.45	153.71	0.00	0.00	0.00	0.00	0.00	0.00	934.50	1,208.00	77%
FUND REVENUES:	54,660.34	148.65	165.98	157.74	388.45	153.71	0.00	0.00	0.00	0.00	0.00	0.00	55,674.87	55,718.37	100%
FUND GAIN/LOSS:	54,660.34	148.65	165.98	157.74	388.45	153.71	0.00	0.00	0.00	0.00	0.00	0.00	55,674.87		
FUND NET POSITION:	54,660.34	54,808.99	54,974.97	55,132.71	55,521.16	55,674.87	55,674.87	55,674.87	55,674.87	55,674.87	55,674.87	55,674.87			

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	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
103 Community Events, Arts, Recre:															
308 51 14 00 Estimated Beginning I	111,307.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111,307.00	111,307.00	100%
308 Beginning Balances	111,307.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111,307.00	111,307.00	100%
361 11 14 00 Investment Interest	306.22	470.07	524.88	498.83	461.43	437.56	0.00	0.00	0.00	0.00	0.00	0.00	2,698.99	0.00	0%
367 00 00 03 America 250 5-K Sign	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0%
360 Interest And Other Earnings	306.22	470.07	524.88	498.83	461.43	937.56	0.00	0.00	0.00	0.00	0.00	0.00	3,198.99	0.00	0%
397 00 18 00 Transfer from General	61,243.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,243.00	61,243.00	100%
397 Interfund Transfers	61,243.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,243.00	61,243.00	100%
FUND REVENUES:	172,856.22	470.07	524.88	498.83	461.43	937.56	0.00	0.00	0.00	0.00	0.00	0.00	175,748.99	172,550.00	102%
573 50 42 00 Community Events Cc	0.00	0.00	0.00	0.00	148.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	148.43	0.00	0%
573 90 41 00 Community Events	1,353.67	4,006.15	767.68	1,488.00	458.90	1,060.00	0.00	0.00	0.00	0.00	0.00	0.00	9,134.40	5,000.00	183%
573 Cultural & Community Activitie	1,353.67	4,006.15	767.68	1,488.00	607.33	1,060.00	0.00	0.00	0.00	0.00	0.00	0.00	9,282.83	5,000.00	186%
575 50 31 00 Community Center - C	0.00	0.00	2,737.16	1,310.02	1,377.14	148.98	0.00	0.00	0.00	0.00	0.00	0.00	5,573.30	5,000.00	111%
575 50 47 00 Community Center - f	0.00	0.00	238.19	215.68	221.72	203.47	0.00	0.00	0.00	0.00	0.00	0.00	879.06	5,000.00	18%
575 50 47 01 Community Center - f	0.00	0.00	867.00	292.28	202.61	87.58	0.00	0.00	0.00	0.00	0.00	0.00	1,449.47	5,000.00	29%
575 50 47 02 Community Center - C	0.00	0.00	260.87	260.87	260.87	388.15	0.00	0.00	0.00	0.00	0.00	0.00	1,170.76	5,000.00	23%
575 50 48 00 Community Center - f	0.00	0.00	0.00	0.00	300.03	5,193.11	0.00	0.00	0.00	0.00	0.00	0.00	5,493.14	15,604.00	35%
575 Cultural & Recreational Fac	0.00	0.00	4,103.22	2,078.85	2,362.37	6,021.29	0.00	0.00	0.00	0.00	0.00	0.00	14,565.73	35,604.00	41%
594 73 60 01 Vets Memorial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0%
594 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0%
FUND EXPENDITURES:	1,353.67	4,006.15	4,870.90	3,566.85	2,969.70	7,081.29	0.00	0.00	0.00	0.00	0.00	0.00	23,848.56	240,604.00	10%
FUND GAIN/LOSS:	171,502.55	-3,536.08	-4,346.02	-3,068.02	-2,508.27	-6,143.73	0.00	0.00	0.00	0.00	0.00	0.00	151,900.43		
FUND NET POSITION:	171,502.55	167,966.47	163,620.45	160,552.43	158,044.16	151,900.43	151,900.43	151,900.43	151,900.43	151,900.43	151,900.43	151,900.43			

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303 Cif / Streets	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 51 09 00 Beginning Cash & Inv	43,192.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43,192.31	43,192.31	100%
308 Beginning Balances	43,192.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43,192.31	43,192.31	100%
334 03 83 50 TIB Grant - 2026 Over	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	847,125.00	0%
334 03 83 51 TIB Grant - 2026 Craci	0.00	0.00	0.00	0.00	0.00	39,681.00	0.00	0.00	0.00	0.00	0.00	0.00	39,681.00	59,400.00	67%
334 03 83 52 TIB Grant - 2026 Pede	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59,583.00	0%
334 03 83 53 LID Project Indiana Gr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58,400.00	0%
330 Intergovernmental Revenues	0.00	0.00	0.00	0.00	0.00	39,681.00	0.00	0.00	0.00	0.00	0.00	0.00	39,681.00	1,024,508.00	4%
345 84 01 00 Mitigation 60% Devel	0.00	0.00	4,451.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,451.58	9,514.00	47%
345 84 02 00 Mitigation 60% Ceme	2,468.53	0.00	0.00	1,582.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,050.70	12,506.00	32%
345 84 05 00 Mitigation 60% Lake	0.00	0.00	0.00	6,000.04	0.00	3,758.48	0.00	0.00	0.00	0.00	0.00	0.00	9,758.52	25,041.00	39%
340 Charges For Goods And Service	2,468.53	0.00	4,451.58	7,582.21	0.00	3,758.48	0.00	0.00	0.00	0.00	0.00	0.00	18,260.80	47,061.00	39%
361 11 04 00 Investment Interest	118.83	427.73	477.60	455.58	385.15	268.80	0.00	0.00	0.00	0.00	0.00	0.00	2,133.69	2,908.00	73%
360 Interest And Other Earnings	118.83	427.73	477.60	455.58	385.15	268.80	0.00	0.00	0.00	0.00	0.00	0.00	2,133.69	2,908.00	73%
397 00 00 17 Transfer from General	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00	150,000.00	100%
397 Interfund Transfers	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00	150,000.00	100%
FUND REVENUES:	195,779.67	427.73	4,929.18	8,037.79	385.15	43,708.28	0.00	0.00	0.00	0.00	0.00	0.00	253,267.80	1,267,669.31	20%
544 20 41 07 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0%
544 Road & Street Operations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0%
595 30 63 16 TIB Grant - Galena Str	38,491.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,491.20	38,491.20	100%
595 30 63 23 TIB Grant SSCP Overk	0.00	0.00	0.00	31,909.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,909.60	0.00	0%
594 Capital Expenses	38,491.20	0.00	0.00	31,909.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70,400.80	38,491.20	183%
595 42 63 25 LID - Indiana Green D	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,000.00	0%
595 42 63 26 TIB Grant - 2026 Over	0.00	0.00	3,867.43	895.73	12,569.26	18,893.95	0.00	0.00	0.00	0.00	0.00	0.00	36,226.37	941,250.00	4%
595 42 63 27 TIB Grant - 2026 Craci	0.00	0.00	0.00	0.00	24,700.24	19,389.80	0.00	0.00	0.00	0.00	0.00	0.00	44,090.04	66,000.00	67%
595 42 63 28 TIB Grant - 2026 Pede	0.00	0.00	0.00	0.00	37.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37.84	110,000.00	0%
595 Capital Improvements	0.00	0.00	3,867.43	895.73	37,307.34	38,283.75	0.00	0.00	0.00	0.00	0.00	0.00	80,354.25	1,190,250.00	7%
FUND EXPENDITURES:	38,491.20	0.00	3,867.43	32,805.33	37,307.34	38,283.75	0.00	0.00	0.00	0.00	0.00	0.00	150,755.05	1,229,741.20	12%
FUND GAIN/LOSS:	157,288.47	427.73	1,061.75	-24,767.54	-36,922.19	5,424.53	0.00	0.00	0.00	0.00	0.00	0.00	102,512.75		
FUND NET POSITION:	157,288.47	157,716.20	158,777.95	134,010.41	97,088.22	102,512.75	102,512.75	102,512.75	102,512.75	102,512.75	102,512.75	102,512.75			

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304 Cif / Arterial/alternate Route	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 31 02 00 Beginning Cash & Inv	13,569.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,569.49	13,569.49	100%
308 Beginning Balances	13,569.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,569.49	13,569.49	100%
345 84 00 01 Mitigation 40% Devel	0.00	0.00	2,967.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,967.72	6,343.00	47%
345 84 00 02 Mitigation 40% Ceme	1,645.68	0.00	0.00	1,054.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,700.46	7,791.00	35%
345 84 00 05 Mitigation 40% Lake I	0.00	0.00	0.00	4,000.02	0.00	2,505.64	0.00	0.00	0.00	0.00	0.00	0.00	6,505.66	16,852.00	39%
340 Charges For Goods And Service	1,645.68	0.00	2,967.72	5,054.80	0.00	2,505.64	0.00	0.00	0.00	0.00	0.00	0.00	12,173.84	30,986.00	39%
361 11 05 00 Investment Interest	37.33	41.48	46.31	52.53	67.29	65.01	0.00	0.00	0.00	0.00	0.00	0.00	309.95	584.00	53%
360 Interest And Other Earnings	37.33	41.48	46.31	52.53	67.29	65.01	0.00	0.00	0.00	0.00	0.00	0.00	309.95	584.00	53%
FUND REVENUES:	15,252.50	41.48	3,014.03	5,107.33	67.29	2,570.65	0.00	0.00	0.00	0.00	0.00	0.00	26,053.28	45,139.49	58%
595 30 63 00 City Share Snohomish	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	0%
595 Capital Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	0%
FUND EXPENDITURES:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	0%
FUND GAIN/LOSS:	15,252.50	41.48	3,014.03	5,107.33	67.29	2,570.65	0.00	0.00	0.00	0.00	0.00	0.00	26,053.28		
FUND NET POSITION:	15,252.50	15,293.98	18,308.01	23,415.34	23,482.63	26,053.28	26,053.28	26,053.28	26,053.28	26,053.28	26,053.28	26,053.28			

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305 Capital Improvement	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 51 11 00 Beginning Cash & Inv	32,597.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,597.74	32,597.74	100%
308 Beginning Balances	32,597.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,597.74	32,597.74	100%
361 11 06 00 Investment Interest	89.68	137.00	152.96	145.37	146.03	141.08	0.00	0.00	0.00	0.00	0.00	0.00	812.12	849.00	96%
360 Interest And Other Earnings	89.68	137.00	152.96	145.37	146.03	141.08	0.00	0.00	0.00	0.00	0.00	0.00	812.12	849.00	96%
397 00 12 00 Interfund Trrf From Ct	1,020,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,020,000.00	1,020,000.00	100%
397 Interfund Transfers	1,020,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,020,000.00	1,020,000.00	100%
FUND REVENUES:	1,052,687.42	137.00	152.96	145.37	146.03	141.08	0.00	0.00	0.00	0.00	0.00	0.00	1,053,409.86	1,053,446.74	100%
594 59 61 00 Capital Expenditures -	1,002,310.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,002,310.73	1,020,000.00	98%
594 Capital Expenses	1,002,310.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,002,310.73	1,020,000.00	98%
FUND EXPENDITURES:	1,002,310.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,002,310.73	1,020,000.00	98%
FUND GAIN/LOSS:	50,376.69	137.00	152.96	145.37	146.03	141.08	0.00	0.00	0.00	0.00	0.00	0.00	51,099.13		
FUND NET POSITION:	50,376.69	50,513.69	50,666.65	50,812.02	50,958.05	51,099.13	51,099.13	51,099.13	51,099.13	51,099.13	51,099.13	51,099.13			

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306 REET Capital Improvement	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 31 03 00 Beginning Cash & Inv	703,642.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	703,642.58	703,642.58	100%
308 Beginning Balances	703,642.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	703,642.58	703,642.58	100%
318 34 00 01 Real Estate Excise Tax	9,741.85	7,152.79	4,818.83	4,403.03	4,554.00	4,096.13	0.00	0.00	0.00	0.00	0.00	0.00	34,766.63	116,749.00	30%
318 35 00 01 Real Estate Excise Tax	9,741.84	7,152.79	4,818.82	4,403.02	4,554.00	4,096.12	0.00	0.00	0.00	0.00	0.00	0.00	34,766.59	116,749.00	30%
310 Taxes	19,483.69	14,305.58	9,637.65	8,806.05	9,108.00	8,192.25	0.00	0.00	0.00	0.00	0.00	0.00	69,533.22	233,498.00	30%
361 11 00 06 Investment Interest	1,935.81	1,971.78	2,244.97	2,161.21	2,196.27	2,146.99	0.00	0.00	0.00	0.00	0.00	0.00	12,657.03	21,346.00	59%
360 Interest And Other Earnings	1,935.81	1,971.78	2,244.97	2,161.21	2,196.27	2,146.99	0.00	0.00	0.00	0.00	0.00	0.00	12,657.03	21,346.00	59%
FUND REVENUES:	725,062.08	16,277.36	11,882.62	10,967.26	11,304.27	10,339.24	0.00	0.00	0.00	0.00	0.00	0.00	785,832.83	958,486.58	82%
595 10 00 01 B&G Club Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,190.00	0%
595 Capital Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,190.00	0%
FUND EXPENDITURES:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,190.00	0%
FUND GAIN/LOSS:	725,062.08	16,277.36	11,882.62	10,967.26	11,304.27	10,339.24	0.00	0.00	0.00	0.00	0.00	0.00	785,832.83		
FUND NET POSITION:	725,062.08	741,339.44	753,222.06	764,189.32	775,493.59	785,832.83	785,832.83	785,832.83	785,832.83	785,832.83	785,832.83	785,832.83			

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401 Water															
308 51 08 00 Beginning Cash & Inv	597,979.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	597,979.83	597,979.83	100%
308 Beginning Balances	597,979.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	597,979.83	597,979.83	100%
343 40 00 00 Water Sales	89,051.84	84,759.39	90,688.60	78,407.01	84,847.78	91,083.82	0.00	0.00	0.00	0.00	0.00	0.00	518,838.44	1,140,124.00	46%
343 40 01 00 Installations	0.00	0.00	0.00	0.00	0.00	562.00	0.00	0.00	0.00	0.00	0.00	0.00	562.00	0.00	0%
343 40 02 00 Reconnect Fees	225.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	4,814.00	6%
343 40 04 00 New Account Setup F	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0%
345 89 00 02 Other Planning And C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	774.00	0%
340 Charges For Goods And Service	89,301.84	84,834.39	90,688.60	78,407.01	84,847.78	91,645.82	0.00	0.00	0.00	0.00	0.00	0.00	519,725.44	1,145,712.00	45%
359 34 04 01 Late Fees	3,285.00	1,890.00	1,785.00	2,370.00	1,635.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	12,765.00	22,967.00	56%
350 Fines And Penalties	3,285.00	1,890.00	1,785.00	2,370.00	1,635.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	12,765.00	22,967.00	56%
361 11 07 00 Investment Interest	1,645.12	1,627.89	1,808.56	1,657.26	1,632.98	1,502.44	0.00	0.00	0.00	0.00	0.00	0.00	9,874.25	17,745.00	56%
360 Interest And Other Earnings	1,645.12	1,627.89	1,808.56	1,657.26	1,632.98	1,502.44	0.00	0.00	0.00	0.00	0.00	0.00	9,874.25	17,745.00	56%
FUND REVENUES:	692,211.79	88,352.28	94,282.16	82,434.27	88,115.76	94,948.26	0.00	0.00	0.00	0.00	0.00	0.00	1,140,344.52	1,784,403.83	64%
534 00 10 00 Salaries & Wages	39,024.54	32,342.12	33,535.78	30,266.82	30,326.94	31,888.05	0.00	0.00	0.00	0.00	0.00	0.00	197,384.25	379,634.00	52%
534 00 20 00 Benefits	11,177.67	10,648.83	12,100.39	10,002.63	9,998.04	11,351.32	0.00	0.00	0.00	0.00	0.00	0.00	65,278.88	138,452.00	47%
534 00 21 00 Uniforms & Clothing	36.26	41.62	24.15	48.78	214.28	48.62	0.00	0.00	0.00	0.00	0.00	0.00	413.71	1,112.00	37%
534 00 31 00 Office Supplies	6.19	133.71	41.42	0.00	17.02	39.26	0.00	0.00	0.00	0.00	0.00	0.00	237.60	693.00	34%
534 00 31 01 Operating Supplies	1,253.19	739.12	125.11	95.11	1,265.46	388.70	0.00	0.00	0.00	0.00	0.00	0.00	3,866.69	9,823.00	39%
534 00 32 00 Fuel	123.49	125.30	101.42	87.15	167.72	117.01	0.00	0.00	0.00	0.00	0.00	0.00	722.09	2,500.00	29%
534 00 35 00 Small Tools / Minor E	0.00	0.00	0.00	3,234.71	787.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,021.98	1,500.00	268%
534 00 41 00 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0%
534 00 41 01 Professional Services	0.00	0.00	25.00	0.00	364.20	610.40	0.00	0.00	0.00	0.00	0.00	0.00	999.60	2,827.00	35%
534 00 41 03 Prof Svcs - DOC Inma	0.00	84.04	0.00	0.00	73.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.10	300.00	52%
534 00 41 04 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,932.00	0%
534 00 41 06 Professional Services	2,608.77	24,559.12	4,284.54	64.50	184.28	246.50	0.00	0.00	0.00	0.00	0.00	0.00	31,947.71	10,000.00	319%
534 00 41 07 Utility Locate Fees	2.70	3.15	6.90	5.52	7.36	8.28	0.00	0.00	0.00	0.00	0.00	0.00	33.91	100.00	34%
534 00 41 09 Prof. Svcs - Utility Billi	966.20	493.39	320.47	922.76	318.96	319.73	0.00	0.00	0.00	0.00	0.00	0.00	3,341.51	5,700.00	59%
534 00 41 10 Software License And	524.50	131.74	265.11	150.56	900.36	1,433.67	0.00	0.00	0.00	0.00	0.00	0.00	3,405.94	10,544.00	32%
534 00 42 00 Communications	77.07	139.68	77.07	210.48	266.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	770.43	1,517.00	51%
534 00 42 01 Intergovernmental - F	14,674.54	1,888.54	48,666.77	31,442.26	26,800.30	37,505.88	0.00	0.00	0.00	0.00	0.00	0.00	160,978.29	435,409.00	37%
534 00 42 02 Utility Billing Postage	765.69	384.34	383.96	384.49	382.01	383.69	0.00	0.00	0.00	0.00	0.00	0.00	2,684.18	4,500.00	60%
534 00 43 02 Mileage Reimburseme	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0%
534 00 44 00 Intergovernmental - C	3,639.71	4,488.62	4,255.62	4,538.76	4,302.80	4,256.01	0.00	0.00	0.00	0.00	0.00	0.00	25,481.52	54,523.00	47%
534 00 44 02 Utility Tax To Current	7,263.27	8,930.18	8,483.44	9,068.86	7,840.70	8,484.78	0.00	0.00	0.00	0.00	0.00	0.00	50,071.23	114,494.00	44%
534 00 46 00 Insurance	10,398.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,398.35	9,464.00	110%
534 00 47 00 Utility Service - PUD (	346.03	734.49	309.90	495.31	368.23	164.28	0.00	0.00	0.00	0.00	0.00	0.00	2,418.24	4,974.00	49%
534 00 48 00 Repairs & Maintenan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0%
534 00 48 01 Equipment Maintenanr	0.00	0.00	0.00	0.00	1,717.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,717.27	1,200.00	143%
534 00 49 01 Permits & Fees	0.00	2,922.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,922.85	4,400.00	66%
534 00 49 02 Membership Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0%
534 00 49 03 Service Charges	714.19	942.83	783.65	527.38	1,386.01	1,516.62	0.00	0.00	0.00	0.00	0.00	0.00	5,870.68	16,000.00	37%

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401 Water	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
534 00 49 05 Training / Staff Develk	0.00	0.00	202.35	212.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	415.09	1,000.00	42%
534 Water Utilities	93,602.36	89,733.67	113,993.05	91,758.82	87,688.40	98,762.80	0.00	0.00	0.00	0.00	0.00	0.00	575,539.10	1,234,848.00	47%
591 34 70 00 Sno County PWAF Pri	0.00	0.00	0.00	0.00	25,555.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,555.51	0.00	0%
592 34 81 00 Sno County PWAF Int	0.00	0.00	0.00	0.00	383.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	383.33	0.00	0%
591 Redemption Of Debt	0.00	0.00	0.00	0.00	25,938.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,938.84	0.00	0%
FUND EXPENDITURES:	93,602.36	89,733.67	113,993.05	91,758.82	113,627.24	98,762.80	0.00	0.00	0.00	0.00	0.00	0.00	601,477.94	1,234,848.00	49%
FUND GAIN/LOSS:	598,609.43	-1,381.39	-19,710.89	-9,324.55	-25,511.48	-3,814.54	0.00	0.00	0.00	0.00	0.00	0.00	538,866.58		
FUND NET POSITION:	598,609.43	597,228.04	577,517.15	568,192.60	542,681.12	538,866.58	538,866.58	538,866.58	538,866.58	538,866.58	538,866.58	538,866.58			

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402 Cif / Water															
308 51 02 00 Beginning Cash & Inv	1,044,041.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,044,041.45	1,044,041.45	100%
308 Beginning Balances	1,044,041.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,044,041.45	1,044,041.45	100%
343 40 00 01 CIF Water Sales	4,340.75	3,877.79	3,906.85	3,640.52	3,991.34	3,733.33	0.00	0.00	0.00	0.00	0.00	0.00	23,490.58	46,970.00	50%
343 40 00 02 General Facilities Chai	0.00	0.00	0.00	21,268.72	0.00	26,585.90	0.00	0.00	0.00	0.00	0.00	0.00	47,854.62	212,687.00	23%
340 Charges For Goods And Service	4,340.75	3,877.79	3,906.85	24,909.24	3,991.34	30,319.23	0.00	0.00	0.00	0.00	0.00	0.00	71,345.20	259,657.00	27%
361 11 08 00 Investment Interest	2,872.30	2,854.92	3,192.14	2,998.39	3,082.95	2,978.26	0.00	0.00	0.00	0.00	0.00	0.00	17,978.96	43,661.00	41%
360 Interest And Other Earnings	2,872.30	2,854.92	3,192.14	2,998.39	3,082.95	2,978.26	0.00	0.00	0.00	0.00	0.00	0.00	17,978.96	43,661.00	41%
FUND REVENUES:	1,051,254.50	6,732.71	7,098.99	27,907.63	7,074.29	33,297.49	0.00	0.00	0.00	0.00	0.00	0.00	1,133,365.61	1,347,359.45	84%
534 20 42 02 General Facilities Chai	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72,900.00	0%
534 20 44 01 Intergovernmental - C	182.58	218.30	195.01	196.48	183.08	200.72	0.00	0.00	0.00	0.00	0.00	0.00	1,176.17	5,345.00	22%
534 Water Utilities	182.58	218.30	195.01	196.48	183.08	200.72	0.00	0.00	0.00	0.00	0.00	0.00	1,176.17	78,245.00	2%
594 34 63 15 Water Line Replacem	1,258.44	2,202.27	16,032.86	0.00	3,852.69	155,637.60	0.00	0.00	0.00	0.00	0.00	0.00	178,983.86	410,000.00	44%
594 34 63 16 Water Line Replacem	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200,000.00	0%
594 34 64 04 Meter Replacement P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0%
594 Capital Expenses	1,258.44	2,202.27	16,032.86	0.00	3,852.69	155,637.60	0.00	0.00	0.00	0.00	0.00	0.00	178,983.86	620,000.00	29%
FUND EXPENDITURES:	1,441.02	2,420.57	16,227.87	196.48	4,035.77	155,838.32	0.00	0.00	0.00	0.00	0.00	0.00	180,160.03	698,245.00	26%
FUND GAIN/LOSS:	1,049,813.48	4,312.14	-9,128.88	27,711.15	3,038.52	-122,540.83	0.00	0.00	0.00	0.00	0.00	0.00	953,205.58		
FUND NET POSITION:	1,049,813.48	1,054,125.62	1,044,996.74	1,072,707.89	1,075,746.41	953,205.58	953,205.58	953,205.58	953,205.58	953,205.58	953,205.58	953,205.58			

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403 Sewer															
308 51 03 00 Beginning Cash & Inv	2,537,472.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,537,472.96	2,537,472.96	100%
308 Beginning Balances	2,537,472.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,537,472.96	2,537,472.96	100%
343 50 00 00 Sewer Charge	182,188.87	162,784.17	174,578.55	172,156.32	164,996.52	171,437.16	0.00	0.00	0.00	0.00	0.00	0.00	1,028,141.59	2,025,009.00	51%
343 50 00 01 Sewer Overage Chrg	1,486.99	948.89	1,260.07	1,332.84	1,512.85	1,283.05	0.00	0.00	0.00	0.00	0.00	0.00	7,824.69	25,675.00	30%
343 50 00 07 New Account Setup F	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	303.00	8%
345 89 00 03 Other Planning And C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	438.00	0%
340 Charges For Goods And Service	183,700.86	163,733.06	175,838.62	173,489.16	166,509.37	172,720.21	0.00	0.00	0.00	0.00	0.00	0.00	1,035,991.28	2,051,425.00	51%
361 11 09 00 Investment Interest	6,980.93	6,801.31	7,715.87	7,373.36	7,521.68	7,168.23	0.00	0.00	0.00	0.00	0.00	0.00	43,561.38	61,708.00	71%
369 91 03 00 Other Miscellaneous F	0.00	216.33	0.00	0.00	0.00	399.50	0.00	0.00	0.00	0.00	0.00	0.00	615.83	0.00	0%
360 Interest And Other Earnings	6,980.93	7,017.64	7,715.87	7,373.36	7,521.68	7,567.73	0.00	0.00	0.00	0.00	0.00	0.00	44,177.21	61,708.00	72%
FUND REVENUES:	2,728,154.75	170,750.70	183,554.49	180,862.52	174,031.05	180,287.94	0.00	0.00	0.00	0.00	0.00	0.00	3,617,641.45	4,650,605.96	78%
535 00 10 00 Salaries & Wages	65,046.19	54,559.17	65,417.31	57,676.95	56,990.93	57,751.90	0.00	0.00	0.00	0.00	0.00	0.00	357,442.45	761,988.00	47%
535 00 20 00 Benefits	19,155.35	18,083.76	22,381.70	18,139.43	17,966.97	21,106.51	0.00	0.00	0.00	0.00	0.00	0.00	116,833.72	259,428.00	45%
535 00 21 00 Uniforms & Clothing	46.45	13.87	293.37	209.74	588.00	48.62	0.00	0.00	0.00	0.00	0.00	0.00	1,200.05	2,500.00	48%
535 00 31 00 Office / Operating Sup	5,980.93	3,157.54	8,197.09	3,585.87	6,991.78	3,001.53	0.00	0.00	0.00	0.00	0.00	0.00	30,914.74	20,000.00	155%
535 00 31 03 Lab Supplies	312.39	0.00	1,982.46	0.00	2,056.86	688.48	0.00	0.00	0.00	0.00	0.00	0.00	5,040.19	12,000.00	42%
535 00 31 04 Operating Supplies-C	16,042.61	0.00	1,178.28	7,279.84	0.00	3,409.38	0.00	0.00	0.00	0.00	0.00	0.00	27,910.11	85,000.00	33%
535 00 32 00 Fuel	1,475.07	45.56	36.88	83.49	60.99	72.58	0.00	0.00	0.00	0.00	0.00	0.00	1,774.57	1,000.00	177%
535 00 35 00 Small Tools & Minor F	486.86	328.60	18.05	51.18	12.88	26.21	0.00	0.00	0.00	0.00	0.00	0.00	923.78	2,000.00	46%
535 00 41 00 Professional Services	5,398.93	3,093.01	3,992.02	6,727.27	15,787.67	7,590.10	0.00	0.00	0.00	0.00	0.00	0.00	42,589.00	15,000.00	284%
535 00 41 01 Professional Services	3,088.67	757.85	6,277.25	639.60	855.22	529.90	0.00	0.00	0.00	0.00	0.00	0.00	12,148.49	10,000.00	121%
535 00 41 02 Professional Services	0.00	0.00	0.00	0.00	81.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.04	7,932.00	1%
535 00 41 03 Professional Services	0.00	0.00	0.00	0.00	161.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161.81	0.00	0%
535 00 41 06 Utility Locate Fees	2.70	3.15	6.90	5.52	7.36	8.28	0.00	0.00	0.00	0.00	0.00	0.00	33.91	100.00	34%
535 00 41 07 Sampling Requiremer	0.00	94.81	1,110.00	411.25	1,295.00	1,694.44	0.00	0.00	0.00	0.00	0.00	0.00	4,605.50	5,500.00	84%
535 00 41 08 Prof. Svcs - Utility Billi	966.22	493.40	320.47	922.77	318.96	319.73	0.00	0.00	0.00	0.00	0.00	0.00	3,341.55	5,000.00	67%
535 00 41 09 Prof Svcs - DOC Inma	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0%
535 00 41 10 Software License And	20.33	0.00	265.11	623.95	1,029.35	737.74	0.00	0.00	0.00	0.00	0.00	0.00	2,676.48	13,000.00	21%
535 00 42 00 Communications	629.74	1,687.73	629.72	1,118.81	814.62	163.80	0.00	0.00	0.00	0.00	0.00	0.00	5,044.42	9,500.00	53%
535 00 42 01 Utility Billing Postage	765.69	384.34	383.97	384.49	382.00	383.70	0.00	0.00	0.00	0.00	0.00	0.00	2,684.19	5,000.00	54%
535 00 43 00 Travel	0.00	0.00	0.00	182.00	369.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	551.60	0.00	0%
535 00 43 02 Mileage Reimburseme	0.00	0.00	0.00	247.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	247.90	100.00	248%
535 00 44 00 Intergovernmental - C	3,308.66	3,716.75	3,312.76	3,561.52	4,770.14	3,368.91	0.00	0.00	0.00	0.00	0.00	0.00	22,038.74	42,374.00	52%
535 00 44 01 Utility Tax Current Exp	16,353.10	18,370.09	16,373.31	17,583.85	17,348.93	16,650.94	0.00	0.00	0.00	0.00	0.00	0.00	102,680.22	205,099.00	50%
535 00 46 00 Insurance	71,386.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71,386.45	64,972.00	110%
535 00 47 00 WWTP Electrical	10,312.85	9,989.40	9,967.36	131.39	17,584.00	7,619.61	0.00	0.00	0.00	0.00	0.00	0.00	55,604.61	70,000.00	79%
535 00 47 01 PUD - Lift Station	633.09	1,181.39	121.44	542.28	627.81	551.73	0.00	0.00	0.00	0.00	0.00	0.00	3,657.74	7,500.00	49%
535 00 47 02 Utilities - Lift Station	529.20	273.63	273.63	273.63	273.63	273.63	0.00	0.00	0.00	0.00	0.00	0.00	1,897.35	3,700.00	51%
535 00 47 03 WWTP Water	505.94	260.87	260.87	260.87	260.87	260.87	0.00	0.00	0.00	0.00	0.00	0.00	1,810.29	11,500.00	16%
535 00 47 04 Maintenance - Sludge	3,543.97	5,637.96	14,433.98	9,576.95	4,300.90	3,028.44	0.00	0.00	0.00	0.00	0.00	0.00	40,522.20	225,000.00	18%
535 00 48 00 Repairs & Maintenan	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	10,000.00	1%
535 00 48 01 Repairs & Maintenan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0%
535 00 48 03 Equipment Maintenar	0.00	0.00	587.00	0.00	278.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	865.27	5,000.00	17%

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403 Sewer	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
535 00 49 01 Permits And Fees	0.00	0.00	3,337.50	1,877.54	37.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,252.88	9,000.00	58%
535 00 49 02 Membership Fees	0.00	688.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	688.42	1,500.00	46%
535 00 49 03 Service Charges	714.18	942.82	783.64	527.38	1,386.01	1,516.62	0.00	0.00	0.00	0.00	0.00	0.00	5,870.65	18,500.00	32%
535 00 49 05 Training / Staff Develk	468.94	0.00	0.00	662.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,131.68	1,500.00	75%
535 Sewer Utilities	227,174.51	123,764.12	161,942.07	133,288.21	152,699.44	130,803.65	0.00	0.00	0.00	0.00	0.00	0.00	929,672.00	1,893,193.00	49%
591 35 78 02 Loan Payment-PWTF	0.00	0.00	0.00	0.00	47,647.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,647.37	47,647.00	100%
591 Redemption Of Debt	0.00	0.00	0.00	0.00	47,647.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,647.37	47,647.00	100%
592 35 83 02 PWTF 2013 Loan Inter	0.00	0.00	0.00	0.00	1,667.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,667.66	1,668.00	100%
592 Interest & Other Debt Costs	0.00	0.00	0.00	0.00	1,667.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,667.66	1,668.00	100%
FUND EXPENDITURES:	227,174.51	123,764.12	161,942.07	133,288.21	202,014.47	130,803.65	0.00	0.00	0.00	0.00	0.00	0.00	978,987.03	1,942,508.00	50%
FUND GAIN/LOSS:	2,500,980.24	46,986.58	21,612.42	47,574.31	-27,983.42	49,484.29	0.00	0.00	0.00	0.00	0.00	0.00	2,638,654.42		
FUND NET POSITION:	2,500,980.24	2,547,966.82	2,569,579.24	2,617,153.55	2,589,170.13	2,638,654.42	2,638,654.42	2,638,654.42	2,638,654.42	2,638,654.42	2,638,654.42	2,638,654.42			

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404 Cif / Sewer	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 51 04 00 Beginning Cash & Inv	3,293,983.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,293,983.23	3,293,983.23	100%
308 Beginning Balances	3,293,983.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,293,983.23	3,293,983.23	100%
343 50 00 04 General Facilities Cha	0.00	0.00	0.00	72,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72,000.00	720,000.00	10%
340 Charges For Goods And Service	0.00	0.00	0.00	72,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72,000.00	720,000.00	10%
361 11 10 00 Investment Interest	9,062.19	9,009.68	9,169.68	9,510.35	9,759.54	9,564.11	0.00	0.00	0.00	0.00	0.00	0.00	56,075.55	81,236.00	69%
360 Interest And Other Earnings	9,062.19	9,009.68	9,169.68	9,510.35	9,759.54	9,564.11	0.00	0.00	0.00	0.00	0.00	0.00	56,075.55	81,236.00	69%
391 80 35 01 DOE Loan Proceeds	454,652.63	0.00	422,133.60	113,973.57	71,412.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,062,172.63	0.00	0%
390 Other Financing Sources	454,652.63	0.00	422,133.60	113,973.57	71,412.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,062,172.63	0.00	0%
FUND REVENUES:	3,757,698.05	9,009.68	431,303.28	195,483.92	81,172.37	9,564.11	0.00	0.00	0.00	0.00	0.00	0.00	4,484,231.41	4,095,219.23	109%
594 35 62 01 Cap Expend -Storage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00	0%
594 35 62 02 Capital Expenditures -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0%
594 35 63 15 Capital Expenditures/I	322,083.49	236,468.80	89,432.23	46,576.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	694,561.47	1,231,840.80	56%
594 35 63 16 WWTP Construction M	122,569.14	57,537.10	55,381.24	67,633.34	22,423.99	48,988.84	0.00	0.00	0.00	0.00	0.00	0.00	374,533.65	601,631.20	62%
594 Capital Expenses	444,652.63	294,005.90	144,813.47	114,210.29	22,423.99	48,988.84	0.00	0.00	0.00	0.00	0.00	0.00	1,069,095.12	1,903,472.00	56%
FUND EXPENDITURES:	444,652.63	294,005.90	144,813.47	114,210.29	22,423.99	48,988.84	0.00	0.00	0.00	0.00	0.00	0.00	1,069,095.12	1,903,472.00	56%
FUND GAIN/LOSS:	3,313,045.42	-284,996.22	286,489.81	81,273.63	58,748.38	-39,424.73	0.00	0.00	0.00	0.00	0.00	0.00	3,415,136.29		
FUND NET POSITION:	3,313,045.42	3,028,049.20	3,314,539.01	3,395,812.64	3,454,561.02	3,415,136.29	3,415,136.29	3,415,136.29	3,415,136.29	3,415,136.29	3,415,136.29	3,415,136.29			

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405 Storm Drainage															
308 51 05 00 Beginning Cash & Inv	1,174,776.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,174,776.81	1,174,776.81	100%
308 Beginning Balances	1,174,776.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,174,776.81	1,174,776.81	100%
334 03 10 08 Department of Ecology	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,000.00	0%
330 Intergovernmental Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,000.00	0%
343 11 00 00 Storm Drainage Fees	12,426.00	0.00	0.00	0.00	138,354.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,780.00	350,694.00	43%
345 89 00 04 Other Planning And C	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0%
340 Charges For Goods And Service	12,426.00	0.00	0.00	0.00	138,354.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	150,880.00	350,694.00	43%
359 31 04 02 Late Fees	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0%
350 Fines And Penalties	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0%
361 11 11 00 Investment Interest	3,231.97	3,124.17	3,445.87	3,223.20	3,200.47	3,433.04	0.00	0.00	0.00	0.00	0.00	0.00	19,658.72	29,348.00	67%
360 Interest And Other Earnings	3,231.97	3,124.17	3,445.87	3,223.20	3,200.47	3,433.04	0.00	0.00	0.00	0.00	0.00	0.00	19,658.72	29,348.00	67%
FUND REVENUES:	1,190,464.78	3,124.17	3,445.87	3,223.20	141,554.47	3,533.04	0.00	0.00	0.00	0.00	0.00	0.00	1,345,345.53	1,674,818.81	80%
531 00 10 00 Salaries & Wages	9,563.26	8,576.62	8,869.65	8,257.55	8,179.37	8,704.87	0.00	0.00	0.00	0.00	0.00	0.00	52,151.32	101,606.00	51%
531 00 20 00 Benefits	2,851.10	2,783.92	3,229.00	2,704.28	2,691.98	3,111.58	0.00	0.00	0.00	0.00	0.00	0.00	17,371.86	37,079.00	47%
531 00 21 00 Uniforms & Gear	36.26	41.62	0.00	47.78	214.28	48.62	0.00	0.00	0.00	0.00	0.00	0.00	388.56	1,172.00	33%
531 00 31 01 Operating Supplies	1,007.59	61.16	0.00	65.50	0.00	589.99	0.00	0.00	0.00	0.00	0.00	0.00	1,724.24	2,521.00	68%
531 00 31 02 Office Supplies	6.19	127.36	65.58	0.00	265.09	39.27	0.00	0.00	0.00	0.00	0.00	0.00	503.49	1,109.00	45%
531 00 32 00 Fuel	171.29	172.03	41.49	266.50	68.61	236.84	0.00	0.00	0.00	0.00	0.00	0.00	956.76	2,157.00	44%
531 00 35 00 Small Tools & Minor E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,906.00	0%
531 00 41 01 Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,606.00	0%
531 00 41 04 Professional Services	12,667.87	0.00	4,770.93	250.00	400.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,088.98	71,438.80	25%
531 00 41 05 Utility Locate Fees	2.70	3.15	6.90	5.52	7.36	8.28	0.00	0.00	0.00	0.00	0.00	0.00	33.91	129.00	26%
531 00 41 06 Professional Services	25.00	32.00	64.00	32.00	64.00	28.80	0.00	0.00	0.00	0.00	0.00	0.00	245.80	699.00	35%
531 00 41 08 Prof Svcs - Software	0.00	0.00	0.00	0.00	749.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	749.89	2,217.00	34%
531 00 41 09 Prof Svcs - Doc Inmat	304.26	272.68	63.16	0.00	87.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	727.53	1,328.00	55%
531 00 42 00 Communications	77.07	139.68	77.07	214.49	154.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	662.42	1,080.00	61%
531 00 42 01 Intergovt Prof Svcs-Tr	0.00	0.00	0.00	0.00	0.00	6,227.97	0.00	0.00	0.00	0.00	0.00	0.00	6,227.97	6,726.00	93%
531 00 43 02 Mileage Reimburseme	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123.00	0%
531 00 44 00 Intergovernmental - C	0.00	434.90	0.00	0.00	21.36	2,421.20	0.00	0.00	0.00	0.00	0.00	0.00	2,877.46	3,097.00	93%
531 00 46 00 Insurance	13,426.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,426.44	12,220.00	110%
531 00 48 01 Vehicle/Fleet Mainten	0.00	0.00	0.00	0.00	1,717.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,717.28	5,356.00	32%
531 00 48 02 Repairs & Maintenan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,155.00	0%
531 00 49 00 Annual Permit Fees	0.00	0.00	0.00	0.00	0.00	2,917.00	0.00	0.00	0.00	0.00	0.00	0.00	2,917.00	8,733.00	33%
531 00 49 01 Training / Staff Devel	0.00	450.00	0.00	212.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	662.74	1,951.00	34%
531 42 41 00 Professional Services-	761.64	533.01	352.86	470.48	117.62	465.54	0.00	0.00	0.00	0.00	0.00	0.00	2,701.15	6,799.00	40%
531 43 45 00 Equipment Rental & L	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0%
531 43 47 00 Water - Decant	505.94	260.87	260.87	260.87	260.87	260.87	0.00	0.00	0.00	0.00	0.00	0.00	1,810.29	3,500.00	52%
531 43 47 02 Electrical Decant	238.79	145.58	208.74	185.06	135.15	88.61	0.00	0.00	0.00	0.00	0.00	0.00	1,001.93	1,800.00	56%

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405 Storm Drainage	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
531 Storm Drainage Utilities	41,645.40	14,034.58	18,010.25	12,972.77	15,134.58	25,149.44	0.00	0.00	0.00	0.00	0.00	0.00	126,947.02	286,507.80	44%
594 31 63 00 Cap Exp - Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0%
594 31 64 00 Capital Expend. - Mac	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0%
594 Capital Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	0%
FUND EXPENDITURES:	41,645.40	14,034.58	18,010.25	12,972.77	15,134.58	25,149.44	0.00	0.00	0.00	0.00	0.00	0.00	126,947.02	294,507.80	43%
FUND GAIN/LOSS:	1,148,819.38	-10,910.41	-14,564.38	-9,749.57	126,419.89	-21,616.40	0.00	0.00	0.00	0.00	0.00	0.00	1,218,398.51		
FUND NET POSITION:	1,148,819.38	1,137,908.97	1,123,344.59	1,113,595.02	1,240,014.91	1,218,398.51	1,218,398.51	1,218,398.51	1,218,398.51	1,218,398.51	1,218,398.51	1,218,398.51			

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406 Cif / Storm Drainage	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 51 06 00 Beginning Cash & Inv	703,589.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	703,589.63	703,589.63	100%
308 Beginning Balances	703,589.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	703,589.63	703,589.63	100%
334 03 10 09 LID Retrofit Indiana K	0.00	0.00	0.00	0.00	0.00	151,976.80	0.00	0.00	0.00	0.00	0.00	0.00	151,976.80	1,649,425.00	9%
330 Intergovernmental Revenues	0.00	0.00	0.00	0.00	0.00	151,976.80	0.00	0.00	0.00	0.00	0.00	0.00	151,976.80	1,649,425.00	9%
343 11 00 01 General Facilities Cha	0.00	0.00	0.00	1,221.00	6,120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,341.00	55,000.00	13%
340 Charges For Goods And Service	0.00	0.00	0.00	1,221.00	6,120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,341.00	55,000.00	13%
361 11 12 00 Investment Interest	1,935.67	1,896.09	2,072.00	1,887.17	1,875.43	1,818.47	0.00	0.00	0.00	0.00	0.00	0.00	11,484.83	19,607.00	59%
360 Interest And Other Earnings	1,935.67	1,896.09	2,072.00	1,887.17	1,875.43	1,818.47	0.00	0.00	0.00	0.00	0.00	0.00	11,484.83	19,607.00	59%
FUND REVENUES:	705,525.30	1,896.09	2,072.00	3,108.17	7,995.43	153,795.27	0.00	0.00	0.00	0.00	0.00	0.00	874,392.26	2,427,621.63	36%
594 31 63 09 LID Retrofit Indiana K	8,295.97	14,902.91	28,580.60	8,269.58	3,714.09	160,683.60	0.00	0.00	0.00	0.00	0.00	0.00	224,446.75	1,940,500.00	12%
594 Capital Expenses	8,295.97	14,902.91	28,580.60	8,269.58	3,714.09	160,683.60	0.00	0.00	0.00	0.00	0.00	0.00	224,446.75	1,940,500.00	12%
FUND EXPENDITURES:	8,295.97	14,902.91	28,580.60	8,269.58	3,714.09	160,683.60	0.00	0.00	0.00	0.00	0.00	0.00	224,446.75	1,940,500.00	12%
FUND GAIN/LOSS:	697,229.33	-13,006.82	-26,508.60	-5,161.41	4,281.34	-6,888.33	0.00	0.00	0.00	0.00	0.00	0.00	649,945.51		
FUND NET POSITION:	697,229.33	684,222.51	657,713.91	652,552.50	656,833.84	649,945.51	649,945.51	649,945.51	649,945.51	649,945.51	649,945.51	649,945.51			

2026 CASH FLOW - YEAR TO DATE

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407 Solid Waste	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 51 07 00 Beginning Cash & Inv	101,035.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101,035.83	101,035.83	100%
308 Beginning Balances	101,035.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101,035.83	101,035.83	100%
361 11 13 00 Investment Interest	277.98	275.52	307.63	292.35	293.69	283.74	0.00	0.00	0.00	0.00	0.00	0.00	1,730.91	2,704.00	64%
360 Interest And Other Earnings	277.98	275.52	307.63	292.35	293.69	283.74	0.00	0.00	0.00	0.00	0.00	0.00	1,730.91	2,704.00	64%
FUND REVENUES:	101,313.81	275.52	307.63	292.35	293.69	283.74	0.00	0.00	0.00	0.00	0.00	0.00	102,766.74	103,739.83	99%
FUND GAIN/LOSS:	101,313.81	275.52	307.63	292.35	293.69	283.74	0.00	0.00	0.00	0.00	0.00	0.00	102,766.74		
FUND NET POSITION:	101,313.81	101,589.33	101,896.96	102,189.31	102,483.00	102,766.74	102,766.74	102,766.74	102,766.74	102,766.74	102,766.74	102,766.74			

2026 CASH FLOW - YEAR TO DATE

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630 Trust Agency	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budgeted Amt	%
308 31 00 00 Estimated Beginning I	10,648.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,648.23	10,648.23	100%
308 Beginning Balances	10,648.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,648.23	10,648.23	100%
386 30 01 01 Court Remittances-Di	1,021.44	1,540.66	1,819.78	390.70	501.49	652.06	0.00	0.00	0.00	0.00	0.00	0.00	5,926.13	5,589.00	106%
386 30 02 02 Court Remittances-Gf	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0%
389 30 03 03 State Building Fee Ch	76.00	51.00	107.50	32.50	158.50	39.00	0.00	0.00	0.00	0.00	0.00	0.00	464.50	660.00	70%
389 40 01 01 Fire Inspections Passtl	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0%
389 40 02 02 Firearms Licenses	467.00	778.00	770.00	884.00	860.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,759.00	4,600.00	82%
380 Non Revenues	1,564.44	2,369.66	2,697.28	1,307.20	1,519.99	691.06	0.00	0.00	0.00	0.00	0.00	0.00	10,149.63	12,959.00	78%
FUND REVENUES:	12,212.67	2,369.66	2,697.28	1,307.20	1,519.99	691.06	0.00	0.00	0.00	0.00	0.00	0.00	20,797.86	23,607.23	88%
586 30 02 03 Crime Victims Fees	0.00	19.68	50.88	0.00	28.40	27.67	0.00	0.00	0.00	0.00	0.00	0.00	126.63	0.00	0%
586 30 03 04 State Court Fees	0.00	1,299.40	3,895.61	0.00	1,482.98	1,342.92	0.00	0.00	0.00	0.00	0.00	0.00	8,020.91	23,195.01	35%
589 30 00 01 State Building Code S	0.00	88.00	108.50	0.00	153.00	145.50	0.00	0.00	0.00	0.00	0.00	0.00	495.00	0.00	0%
589 30 01 02 Firearms Licenses	198.00	132.00	513.00	396.00	393.00	381.00	0.00	0.00	0.00	0.00	0.00	0.00	2,013.00	4,600.00	44%
589 40 01 02 Fire Inspection Costs I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	0%
580 Non Expenditures	198.00	1,539.08	4,567.99	396.00	2,057.38	1,897.09	0.00	0.00	0.00	0.00	0.00	0.00	10,655.54	27,905.01	38%
FUND EXPENDITURES:	198.00	1,539.08	4,567.99	396.00	2,057.38	1,897.09	0.00	0.00	0.00	0.00	0.00	0.00	10,655.54	27,905.01	38%
FUND GAIN/LOSS:	12,014.67	830.58	-1,870.71	911.20	-537.39	-1,206.03	0.00	0.00	0.00	0.00	0.00	0.00	10,142.32		
FUND NET POSITION:	12,014.67	12,845.25	10,974.54	11,885.74	11,348.35	10,142.32	10,142.32	10,142.32	10,142.32	10,142.32	10,142.32	10,142.32			

2026 FUND TOTALS

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REVENUES	January	February	March	April	May	June	July	August	September	October	November	December	Total	Bud Amt	%
001 Current Expense	3,925,640.77	291,435.23	221,773.65	270,575.22	504,609.21	206,413.64	0.00	0.00	0.00	0.00	0.00	0.00	5,420,447.72	7,561,086.38	72%
101 Streets	445,116.44	14,237.97	16,579.70	21,486.04	67,723.10	21,462.97	0.00	0.00	0.00	0.00	0.00	0.00	586,606.22	730,323.81	80%
102 Park Impact Fees	54,660.34	148.65	165.98	157.74	388.45	153.71	0.00	0.00	0.00	0.00	0.00	0.00	55,674.87	55,718.37	100%
103 Community Events, Arts, Recre:	172,856.22	470.07	524.88	498.83	461.43	937.56	0.00	0.00	0.00	0.00	0.00	0.00	175,748.99	172,550.00	102%
303 Cif / Streets	195,779.67	427.73	4,929.18	8,037.79	385.15	43,708.28	0.00	0.00	0.00	0.00	0.00	0.00	253,267.80	1,267,669.31	20%
304 Cif / Arterial/alternate Route	15,252.50	41.48	3,014.03	5,107.33	67.29	2,570.65	0.00	0.00	0.00	0.00	0.00	0.00	26,053.28	45,139.49	58%
305 Capital Improvement	1,052,687.42	137.00	152.96	145.37	146.03	141.08	0.00	0.00	0.00	0.00	0.00	0.00	1,053,409.86	1,053,446.74	100%
306 REET Capital Improvement	725,062.08	16,277.36	11,882.62	10,967.26	11,304.27	10,339.24	0.00	0.00	0.00	0.00	0.00	0.00	785,832.83	958,486.58	82%
401 Water	692,211.79	88,352.28	94,282.16	82,434.27	88,115.76	94,948.26	0.00	0.00	0.00	0.00	0.00	0.00	1,140,344.52	1,784,403.83	64%
402 Cif / Water	1,051,254.50	6,732.71	7,098.99	27,907.63	7,074.29	33,297.49	0.00	0.00	0.00	0.00	0.00	0.00	1,133,365.61	1,347,359.45	84%
403 Sewer	2,728,154.75	170,750.70	183,554.49	180,862.52	174,031.05	180,287.94	0.00	0.00	0.00	0.00	0.00	0.00	3,617,641.45	4,650,605.96	78%
404 Cif / Sewer	3,757,698.05	9,009.68	431,303.28	195,483.92	81,172.37	9,564.11	0.00	0.00	0.00	0.00	0.00	0.00	4,484,231.41	4,095,219.23	109%
405 Storm Drainage	1,190,464.78	3,124.17	3,445.87	3,223.20	141,554.47	3,533.04	0.00	0.00	0.00	0.00	0.00	0.00	1,345,345.53	1,674,818.81	80%
406 Cif / Storm Drainage	705,525.30	1,896.09	2,072.00	3,108.17	7,995.43	153,795.27	0.00	0.00	0.00	0.00	0.00	0.00	874,392.26	2,427,621.63	36%
407 Solid Waste	101,313.81	275.52	307.63	292.35	293.69	283.74	0.00	0.00	0.00	0.00	0.00	0.00	102,766.74	103,739.83	99%
630 Trust Agency	12,212.67	2,369.66	2,697.28	1,307.20	1,519.99	691.06	0.00	0.00	0.00	0.00	0.00	0.00	20,797.86	23,607.23	88%
	16,825,891.09	605,686.30	983,784.70	811,594.84	1,086,841.98	762,128.04	0.00	0.00	0.00	0.00	0.00	0.00	21,075,926.95	27,951,796.65	75%
EXPENDITURES	January	February	March	April	May	June	July	August	September	October	November	December	Total	Bud Amt	%
001 Current Expense	1,785,884.11	168,458.22	235,425.42	186,922.19	476,581.87	173,241.47	0.00	0.00	0.00	0.00	0.00	0.00	3,026,513.28	4,931,481.00	61%
101 Streets	43,676.20	26,263.03	38,781.96	31,373.03	32,887.23	31,440.15	0.00	0.00	0.00	0.00	0.00	0.00	204,421.60	409,664.00	50%
103 Community Events, Arts, Recre:	1,353.67	4,006.15	4,870.90	3,566.85	2,969.70	7,081.29	0.00	0.00	0.00	0.00	0.00	0.00	23,848.56	240,604.00	10%
303 Cif / Streets	38,491.20	0.00	3,867.43	32,805.33	37,307.34	38,283.75	0.00	0.00	0.00	0.00	0.00	0.00	150,755.05	1,229,741.20	12%
304 Cif / Arterial/alternate Route	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	0%
305 Capital Improvement	1,002,310.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,002,310.73	1,020,000.00	98%
306 REET Capital Improvement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,190.00	0%
401 Water	93,602.36	89,733.67	113,993.05	91,758.82	113,627.24	98,762.80	0.00	0.00	0.00	0.00	0.00	0.00	601,477.94	1,234,848.00	49%
402 Cif / Water	1,441.02	2,420.57	16,227.87	196.48	4,035.77	155,838.32	0.00	0.00	0.00	0.00	0.00	0.00	180,160.03	698,245.00	26%
403 Sewer	227,174.51	123,764.12	161,942.07	133,288.21	202,014.47	130,803.65	0.00	0.00	0.00	0.00	0.00	0.00	978,987.03	1,942,508.00	50%
404 Cif / Sewer	444,652.63	294,005.90	144,813.47	114,210.29	22,423.99	48,988.84	0.00	0.00	0.00	0.00	0.00	0.00	1,069,095.12	1,903,472.00	56%
405 Storm Drainage	41,645.40	14,034.58	18,010.25	12,972.77	15,134.58	25,149.44	0.00	0.00	0.00	0.00	0.00	0.00	126,947.02	294,507.80	43%
406 Cif / Storm Drainage	8,295.97	14,902.91	28,580.60	8,269.58	3,714.09	160,683.60	0.00	0.00	0.00	0.00	0.00	0.00	224,446.75	1,940,500.00	12%
630 Trust Agency	198.00	1,539.08	4,567.99	396.00	2,057.38	1,897.09	0.00	0.00	0.00	0.00	0.00	0.00	10,655.54	27,905.01	38%
	3,688,725.80	739,128.23	771,081.01	615,759.55	912,753.66	872,170.40	0.00	0.00	0.00	0.00	0.00	0.00	7,599,618.65	15,983,666.01	48%
GAIN/LOSS:	13,137,165.29	-133,441.93	212,703.69	195,835.29	174,088.32	-110,042.36	0.00	0.00	0.00	0.00	0.00	0.00	13,476,308.30		
NET POSITION:	13,137,165.29	13,003,723.36	13,216,427.05	13,412,262.34	13,586,350.66	13,476,308.30	13,476,308.30	13,476,308.30	13,476,308.30	13,476,308.30	13,476,308.30	13,476,308.30			

TREASURER'S REPORT

Fund Totals

City Of Granite Falls

06/01/2026 To: 06/30/2026

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Fund	Previous Balance	Revenue	Expenditures	Ending Balance	Claims Clearing	Payroll Clearing	Outstanding Deposits	Adjusted Ending Balance
001 Current Expense	2,360,762.27	206,413.64	173,241.47	2,393,934.44	1,499.66	64,328.49	-8,568.84	2,451,193.75
101 Streets	392,161.80	21,462.97	31,440.15	382,184.62	2,154.72	15,249.43	-264.75	399,324.02
102 Park Impact Fees	55,521.16	153.71		55,674.87	0.00	0.00	0.00	55,674.87
103 Community Events, Arts, Recreation	158,044.16	937.56	7,081.29	151,900.43	0.00	0.00	0.00	151,900.43
303 Cif / Streets	97,088.22	43,708.28	38,283.75	102,512.75	0.00	0.00	0.00	102,512.75
304 Cif / Arterial/alternate Route	23,482.63	2,570.65		26,053.28	0.00	0.00	0.00	26,053.28
305 Capital Improvement	50,958.05	141.08		51,099.13	0.00	0.00	0.00	51,099.13
306 REET Capital Improvement	775,493.59	10,339.24		785,832.83	0.00	0.00	0.00	785,832.83
401 Water	542,681.12	94,948.26	98,762.80	538,866.58	2,204.73	25,487.31	-6,557.89	560,000.73
402 Cif / Water	1,075,746.41	33,297.49	155,838.32	953,205.58	0.00	0.00	-296.08	952,909.50
403 Sewer	2,589,170.13	180,287.94	130,803.65	2,638,654.42	2,154.72	46,398.06	-16,157.43	2,671,049.77
404 Cif / Sewer	3,454,561.02	9,564.11	48,988.84	3,415,136.29	0.00	0.00	0.00	3,415,136.29
405 Storm Drainage	1,240,014.91	3,533.04	25,149.44	1,218,398.51	8,382.70	7,005.19	0.00	1,233,786.40
406 Cif / Storm Drainage	656,833.84	153,795.27	160,683.60	649,945.51	0.00	0.00	0.00	649,945.51
407 Solid Waste	102,483.00	283.74		102,766.74	0.00	0.00	0.00	102,766.74
630 Trust Agency	11,348.35	691.06	1,897.09	10,142.32	381.00	0.00	-13.00	10,510.32
	13,586,350.66	762,128.04	872,170.40	13,476,308.30	16,777.53	158,468.48	-31,857.99	13,619,696.32

TREASURER'S REPORT

Account Totals

City Of Granite Falls

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06/01/2026 To: 06/30/2026

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Cash Accounts		Beg Balance	Deposits	Withdrawals	Ending	Outstanding Rec	Outstanding Exp	Adj Balance
1	Checking	1,061,603.77	738,565.34	883,970.40	916,198.71	-30,524.13	175,521.60	1,061,196.18
2	Cash On Hand	200.00	0.00	0.00	200.00	0.00	0.00	200.00
30	Xpress Billpay	8,398.00	88,342.74	90,563.08	6,177.66	-2,713.26	1,103.81	4,568.21
Total Cash:		1,070,201.77	826,908.08	974,533.48	922,576.37	-33,237.39	176,625.41	1,065,964.39
Investment Accounts		Beg Balance	Deposits	Withdrawals	Ending	Outstanding Rec	Outstanding Exp	Adj Balance
7	Local Gov Inv Pool #00900	10,853,789.43	32,939.82	0.00	10,886,729.25	0.00	0.00	10,886,729.25
34	Columbia Bank #48483606	1,662,359.46	4,643.22	0.00	1,667,002.68	0.00	0.00	1,667,002.68
Total Investments:		12,516,148.89	37,583.04	0.00	12,553,731.93	0.00	0.00	12,553,731.93
		13,586,350.66	864,491.12	974,533.48	13,476,308.30	-33,237.39	176,625.41	13,619,696.32

TREASURER'S REPORT

Fund Investments By Account

City Of Granite Falls

06/01/2026 To: 06/30/2026

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Fund Totals:	Previous Balance	Purchases	Interest	Total Investments	Liquidated	Ending Balance
001 000 Current Expense	1,287,624.25		5,728.40	5,728.40		1,293,352.65
101 000 Streets	311,993.58		951.58	951.58		312,945.16
102 000 Park Impact Fees	6,690.16		134.72	134.72		6,824.88
103 000 Community Events, Arts, Recreation	91,957.70		383.50	383.50		92,341.20
303 000 Cif / Streets	27,361.17		235.59	235.59		27,596.76
304 000 Cif / Arterial/alternate Route	623.65		56.98	56.98		680.63
305 000 Capital Improvement	3,190.49		123.65	123.65		3,314.14
306 000 REET Capital Improvement	645,626.57		1,881.74	1,881.74		647,508.31
401 000 Water	300,489.15		1,316.82	1,316.82	5,000.00	296,805.97
402 000 Cif / Water	846,142.65		2,610.31	2,610.31	90,000.00	758,752.96
403 000 Sewer	2,466,605.22		6,282.63	6,282.63		2,472,887.85
404 000 Cif / Sewer	3,076,655.96	105,000.00	8,382.51	113,382.51		3,190,038.47
405 000 Storm Drainage	1,065,525.89		3,008.90	3,008.90		1,068,534.79
406 000 Cif / Storm Drainage	633,418.52		1,593.81	1,593.81	10,000.00	625,012.33
407 000 Solid Waste	89,161.38		248.68	248.68		89,410.06
7 - Local Gov Inv Pool #00900	10,853,066.34	105,000.00	32,939.82	137,939.82	105,000.00	10,886,006.16
001 000 Current Expense	984,401.44		807.48	807.48		985,208.92
101 000 Streets	13,067.37		134.14	134.14		13,201.51
102 000 Park Impact Fees	7,161.86		18.99	18.99		7,180.85
103 000 Community Events, Arts, Recreation	303.73		54.06	54.06		357.79
303 000 Cif / Streets	42,677.16		33.21	33.21		42,710.37
304 000 Cif / Arterial/alternate Route	177.83		8.03	8.03		185.86
305 000 Capital Improvement	593.13		17.43	17.43		610.56
306 000 REET Capital Improvement	14,562.16		265.25	265.25		14,827.41
401 000 Water	238,738.29		185.62	185.62		238,923.91
402 000 Cif / Water	191,011.85		367.95	367.95		191,379.80
403 000 Sewer	46,043.49		885.60	885.60		46,929.09
404 000 Cif / Sewer	47,179.77		1,181.60	1,181.60		48,361.37
405 000 Storm Drainage	50,357.99		424.14	424.14		50,782.13
406 000 Cif / Storm Drainage	20,435.54		224.66	224.66		20,660.20
407 000 Solid Waste	5,647.85		35.06	35.06		5,682.91
34 - Columbia Bank #48483606	1,662,359.46	0.00	4,643.22	4,643.22		1,667,002.68

TREASURER'S REPORT
Fund Investments By Account

City Of Granite Falls

06/01/2026 To: 06/30/2026

Time: 15:32:29 Date: 07/02/2026
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Fund Totals:	Previous Balance	Purchases	Interest	Total Investments	Liquidated	Ending Balance
	12,515,425.80	105,000.00	37,583.04	142,583.04	105,000.00	12,553,008.84

TREASURER'S REPORT

Fund Investment Totals

City Of Granite Falls

06/01/2026 To: 06/30/2026

Time: 15:32:29 Date: 07/02/2026

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Fund Totals:	Previous Balance	Purchases	Interest	Ttl Investments	Liquidated	Investment Bal	Available Cash
001 Current Expense	2,272,025.69		6,535.88	6,535.88		2,278,561.57	115,372.87
101 Streets	325,060.95		1,085.72	1,085.72		326,146.67	56,037.95
102 Park Impact Fees	13,852.02		153.71	153.71		14,005.73	41,669.14
103 Community Events, Arts, Recreation	92,261.43		437.56	437.56		92,698.99	59,201.44
303 Cif / Streets	70,038.33		268.80	268.80		70,307.13	32,205.62
304 Cif / Arterial/alternate Route	801.48		65.01	65.01		866.49	25,186.79
305 Capital Improvement	6,183.62		141.08	141.08		6,324.70	44,774.43
306 REET Capital Improvement	660,188.73		2,146.99	2,146.99		662,335.72	123,497.11
401 Water	539,227.44		1,502.44	1,502.44	5,000.00	535,729.88	3,136.70
402 Cif / Water	1,037,154.50		2,978.26	2,978.26	90,000.00	950,132.76	3,072.82
403 Sewer	2,512,648.71		7,168.23	7,168.23		2,519,816.94	118,837.48
404 Cif / Sewer	3,123,835.73	105,000.00	9,564.11	114,564.11		3,238,399.84	176,736.45
405 Storm Drainage	1,115,883.88		3,433.04	3,433.04		1,119,316.92	99,081.59
406 Cif / Storm Drainage	653,854.06		1,818.47	1,818.47	10,000.00	645,672.53	4,272.98
407 Solid Waste	94,809.23		283.74	283.74		95,092.97	7,673.77
630 Trust Agency						0.00	10,142.32
	<u>12,517,825.80</u>	<u>105,000.00</u>	<u>37,583.04</u>	<u>142,583.04</u>	<u>105,000.00</u>	<u>12,555,408.84</u>	<u>920,899.46</u>

Ending fund balance (Page 1) - Investment balance = Available cash.

13,476,308.30

TREASURER'S REPORT

Outstanding Vouchers

City Of Granite Falls

06/01/2026 To: 06/30/2026

As Of: 06/30/2026 Date: 07/02/2026

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Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo
2026	3683	06/24/2026	Tr Rec	1		WA State Treasurer's Office	468.20	Passports June 24, 2026
2026	3684	06/25/2026	Util Pay	1		Xpress Solutions	1,242.28	Xpress Import - CC - 06-24-2026__daily_batch.csv
2026	3693	06/25/2026	Util Pay	1		Xpress Solutions	1,707.38	Xpress Import - CC - 06-25-2026__daily_batch.csv
2026	3700	06/25/2026	Tr Rec	1		Passport Customer	967.20	Passports June 25, 2026
2026	3712	06/26/2026	Tr Rec	1		Passport Customer	2,072.80	Passports June 26, 2026
2026	3715	06/26/2026	Util Pay	1		Xpress Solutions	6,615.46	Xpress Import - CC - 06-26-2026__daily_batch.csv
2026	3713	06/27/2026	Tr Rec	1		Passport Customer	1,871.80	Passports June 27, 2026
2026	3718	06/27/2026	Util Pay	1		Xpress Solutions	1,741.61	Xpress Import - CC - 06-27-2026__daily_batch.csv
2026	3736	06/28/2026	Util Pay	1		Xpress Solutions	611.74	Xpress Import - CC - 06-28-2026__daily_batch.csv
2026	3722	06/29/2026	Tr Rec	1		Passport Customer	515.20	Passports June 28, 2026
2026	3788	06/29/2026	Tr Rec	1		Passport Customer	2,283.70	Passports June 29, 2026
2026	3813	06/29/2026	Util Pay	1		Xpress Solutions	3,436.84	Xpress Import - CC - 06-29-2026__daily_batch.csv
2026	3721	06/30/2026	Deposit	1		Key Bank Checking	1,103.81	Deposit from Xpress
2026	3831	06/30/2026	Util Pay	1		Xpress Solutions	4,853.92	Xpress Import - CC - 06-30-2026__daily_batch.csv
2026	3842	06/30/2026	Tr Rec	1		Passport Customer	1,032.19	Passports June 30, 2026 (posted American Legion Pa

Receipts Outstanding: 30,524.13

2026	3789	06/30/2026	Payroll	1	EFT	Travis A Ames	3,263.78	
2026	3804	06/30/2026	Payroll	1	EFT	Brent Kirk	5,675.24	
2026	2566	04/27/2026	Ser Chge	1	0	Shannon Peck	146.82	
2026	2877	05/13/2026	Ser Chge	1	0	Occupant/ Craven, Darlene	128.77	
2026	3791	06/30/2026	Payroll	1	EFT	Jeffrey Alan Balentine	5,440.93	
2026	3792	06/30/2026	Payroll	1	EFT	Lyle Bjornson	3,089.03	
2026	3793	06/30/2026	Payroll	1	EFT	Brian J Downie	2,664.52	
2026	3794	06/30/2026	Payroll	1	EFT	Benjamin C Fidler	2,209.88	
2026	3795	06/30/2026	Payroll	1	EFT	Tom FitzGerald	491.04	
2026	3796	06/30/2026	Payroll	1	EFT	Steven A Glenn	337.08	
2026	3797	06/30/2026	Payroll	1	EFT	Mohanna Goravanchi	4,201.10	
2026	3798	06/30/2026	Payroll	1	EFT	Jordan M Grenier	2,105.61	
2026	3799	06/30/2026	Payroll	1	EFT	David L Griggs	235.49	
2026	3802	06/30/2026	Payroll	1	EFT	Amy K Hess	4,703.66	
2026	3803	06/30/2026	Payroll	1	EFT	Darin B Jackson	4,136.75	
2026	3805	06/30/2026	Payroll	1	EFT	Tyler M Leslie	3,228.92	
2026	3806	06/30/2026	Payroll	1	EFT	Nathaniel R Stoneking	3,703.33	
2026	3807	06/30/2026	Payroll	1	EFT	Bruce A Straughn	438.66	
2026	3808	06/30/2026	Payroll	1	EFT	Brittany N. Thistlewood	3,572.20	
2026	3809	06/30/2026	Payroll	1	EFT	Charles R White	8,121.69	
2026	3810	06/30/2026	Payroll	1	EFT	Darla A Wilkins	5,532.29	
2026	3811	06/30/2026	Payroll	1	EFT	Carole L Williams	3,408.02	
2026	3812	06/30/2026	Payroll	1	EFT	Michael R Wood	2,934.13	

TREASURER'S REPORT

Outstanding Vouchers

City Of Granite Falls

06/01/2026 To: 06/30/2026

As Of: 06/30/2026 Date: 07/02/2026

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Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo
2026	3819	06/30/2026	Payroll	1	EFT	Washington State Support Registry	400.90	Pay Cycle(s) 06/16/2026 To 06/30/2026 - Child Support
2026	3828	06/30/2026	Payroll	1	EFT	Employment Security Dept.	1,168.20	2nd Quarter Unemployment: 04/01/2026 - 06/30/2026
2026	3800	06/30/2026	Payroll	1	EFT	Joseph A Harmon	3,792.34	
2026	3835	06/30/2026	Payroll	1	EFT	Employment Security Dept.	8,102.37	Pay Cycle(s) 04/01/2026 To 06/30/2026 - WA Paid Family / Medical Leave/ Cares
2026	3790	06/30/2026	Payroll	1	EFT	Susel Ayuso-Morales	1,933.44	
2026	3820	06/30/2026	Payroll	1	EFT	Washington Teamsters Welfare Trust	37,418.60	Pay Cycle(s) 06/01/2026 To 06/30/2026 - Dental; Pay Cycle(s) 06/01/2026 To 06/30/2026 - Vision; Pay Cycle(s) 06/01/2026 To 06/30/2026 - Health Insurance - Teamsters; Pay Cycle(s) 06/01/2026 To 06/30/2
2026	3824	06/30/2026	Payroll	1	EFT	WA Dept Of Retirement Systems	26,648.07	Pay Cycle(s) 06/16/2026 To 06/30/2026 - Deferred; Pay Cycle(s) 06/01/2026 To 06/30/2026 - PERS 2; Pay Cycle(s) 06/01/2026 To 06/30/2026 - PERS 3
2026	3827	06/30/2026	Payroll	1	EFT	WA State Dept. Of L&I	6,607.13	2ND Quarter L&I: 04/01/2026 - 06/30/2026
2026	1312	03/04/2026	Claims	1	416016	AKTIVOV LLC	8,618.90	Annual Maitence and Support
2026	2691	05/06/2026	Claims	1	416212	SAFEbuilt LLC	1,499.66	Plan Reveiw and Building Inspections
2026	3225	06/03/2026	Claims	1	416306	Snohomish County Surface Water Managemen	6,227.97	Annual Service fee / DCNR SWM
2026	3475	06/17/2026	Claims	1	416327	Munn Backflow Testing & Services, LLC	50.00	Backflow Testing Temp. Water Meter
2026	3496	06/17/2026	Claims	1	416348	WA State Dept. Of Licensing	381.00	May 2026 CPLs
2026	3801	06/30/2026	Payroll	1	416391	Matt Hartman	337.08	
2026	3821	06/30/2026	Payroll	1	416392	Local # 763	856.00	Pay Cycle(s) 06/01/2026 To 06/30/2026 - Union Dues
2026	3822	06/30/2026	Payroll	1	416393	Western Conf. of Teamsters Pension Trust	1,711.00	Pay Cycle(s) 06/01/2026 To 06/30/2026 - Teamsters Pension Trust
							175,521.60	
2026	3814	06/29/2026	Util Pay	30		Xpress Solutions	819.95	Xpress Import - EFT - 06-29-2026__daily_batch.csv
2026	3815	06/29/2026	Util Pay	30		Xpress Solutions	69.00	Xpress Import - Metavante - 06-29-2026__daily_batch.csv
2026	3816	06/29/2026	Util Pay	30		Xpress Solutions	139.57	Xpress Import - CheckFree - 06-29-2026__daily_batch.csv
2026	3832	06/30/2026	Util Pay	30		Xpress Solutions	1,254.74	Xpress Import - EFT - 06-30-2026__daily_batch.csv
2026	3833	06/30/2026	Util Pay	30		Xpress Solutions	430.00	Xpress Import - CheckFree - 06-30-2026__daily_batch.csv
							2,713.26	
Receipts Outstanding:							175,521.60	

TREASURER'S REPORT

Outstanding Vouchers

City Of Granite Falls

06/01/2026 To: 06/30/2026

As Of: 06/30/2026 Date: 07/02/2026

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Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo	
Fund							Claims	Payroll	Total
001 Current Expense							1,499.66	64,328.49	65,828.15
101 Streets							2,154.72	15,249.43	17,404.15
401 Water							2,204.73	25,487.31	27,692.04
403 Sewer							2,154.72	46,398.06	48,552.78
405 Storm Drainage							8,382.70	7,005.19	15,387.89
630 Trust Agency							381.00	0.00	381.00
							16,777.53	158,468.48	175,246.01

TREASURER'S REPORT

Signature Page

City Of Granite Falls

06/01/2026 To: 06/30/2026

Time: 15:32:29 Date: 07/02/2026

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We the undersigned officers for the City of Granite Falls have reviewed the foregoing report and acknowledge that to the best of our knowledge this report is accurate and true:

Signed: _____ Signed: _____
Treasurer City Clerk or City Manager



CITY COUNCIL AGENDA BILL

Subject: Consultant Police Chief Report **Originating Dept.:** Consultant Police Chief

Action Recommended: **Approval(s):**

Meeting Date: July 15, 2026

Date Submitted:

Exhibit(s): None

Budgeted Amount:

BARS Code:

Summary Statement:

Background:

Recommended Motion:



CITY COUNCIL AGENDA BILL

Subject: AB 111-2026 Public Hearing - 7:10 PM, or soon thereafter
For consideration of Adoption of Ordinance No. 1078-2026 amending Granite Falls Municipal Code Title 19

Originating Dept.: Planning Department

Approval(s): Planning Attorney

Action Recommended: 1) Public Hearing
2) Consideration of Adoption of Ordinance No. 1078-2026

Meeting Date: July 15, 2026

Date Submitted: 7/9/2026

Exhibit(s):

1. CC Memo Title 19 Amendments
2. SEPA DNS-2026 Code Amendments
3. Proposed Title 19 Amendments
4. Exhibit 1 - Public Hearing Notice
5. Exhibit 2 - Verification of Public Hearing Posting
6. Exhibit 3 - Affidavit of Publication
7. Exhibit 4 - Ordinance No. 1078-2026

Budgeted Amount:

BARS Code:

Summary Statement:

The City of Granite Falls is amending Granite Falls Municipal Code Title 19 to ensure clarity, consistency, and alignment with current processes and state legislation.

Background:

The amendments proposed to Title 19 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to density and dimensional standards, types of

review, definitions, and uses. These updates are intended to improve clarity, ensure consistent application of the code, better align with current planning practices, and ensure consistency with state legislation.

A SEPA Determination of Non-significance was issued on May 5, 2026, with a 14-day public comment period, which ended on May 20, 2026 (Attachment 2).

The proposed code amendments were sent to the Department of Commerce on May 20, 2026. Commerce completed its review on July 6, 2026 and had no comments.

Planning Commission Study Sessions were held on April 14, 2026 and May 19, 2026, with a public hearing held June 9, 2026 and a City Council Work session was held on July 8, 2026.

Recommended Motion:

*After the close of the Public Hearing -

1) Move to adopt Ordinance No. 1078-2026, an Ordinance of the City of Granite Falls, Washington, amending Title 19 of the Granite Falls Municipal Code as proposed.

2) Move to adopt Ordinance No. 1078-2026, an Ordinance of the City of Granite Falls, Washington, amending Title 19 of the Granite Falls Municipal Code, with the following revisions:_____.



CITY COUNCIL MEMO

To: City Councilmembers

From: Amy Hess, Community Development Director

Date: July 15, 2026

Item 7.A.

Summary/Background

The amendments proposed to Title 19 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to density and dimensional standards, types of review, definitions, and uses. These updates are intended to improve clarity, ensure consistent application of the code, better align with current planning practices, and ensure consistency with state legislation.

A SEPA Determination of Non-significance was issued on May 5, 2026, with a 14-day public comment period, which ended on May 20, 2026 (Attachment 2).

The proposed code amendments were sent to the Department of Commerce on May 20, 2026, with a request for expedited review. Department of Commerce completed their review on July 6, 2026 and had no comments. Planning Commission Study Sessions were held on April 14, 2026 and May 19, 2026, with a public hearing held June 9, 2026 and a recommendation of approval made.

Below is a summary of proposed amendments, which are shown in their entirety in Attachment 3.

Proposed Code Amendments

- GFMC 19.02.130 – Definitions.
 - Clarified definitions of Mobile Home, Mobile Home Lots, and Mobile Home Parks to be consistent within code and with state law.
 - Added definition of Tiny House and Tiny House with Wheels.
- GFMC 19.03.035 – Permitted uses.
 - Accessory Dwelling Units (ADU's) currently require a Conditional Use Permit (CUP) in the DT-2,500 zone. State law does not allow jurisdictions to require

a more stringent permitting process for ADU's than what is required for single family residences. Revised to allow ADU's outright in DT-2,500.

- Updated Permitted Use table to add duplexes as a permitted use in DT-2,500. This was inadvertently left off when the code was updated from list of permitted uses to table.
- Updated to include tiny houses (only permitted within established mobile home park)
- GPMC 19.03.080 Multiple Residential
 - 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.
- GPMC 19.03.040 – Riverfront Residential Bulk and Dimensional Standards
 - Eliminated accessory structure setbacks.
- GPMC 19.03.050 – R-9,600 Residential Bulk and Dimensional Standards
 - Eliminated accessory structure setbacks.
- GPMC 19.03.060 – R-7,200 Residential Bulk and Dimensional Standards
 - Eliminated accessory structure setbacks.
- GPMC 19.03.070 – Downtown Residential Zone Bulk and Dimensional Standards
 - Added 50% additional density allowed for new residential units within existing buildings as required by RCW 35.21.990.
 - Eliminated accessory structure setbacks.
- GPMC 19.03.080 – MR Zone Bulk and Dimensional Standards.
 - Added 50% additional density allowed for new residential units within existing buildings as required by RCW 35.21.990.
 - Eliminated accessory structure setbacks.
- GPMC 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.
- GPMC 19.04C.020 – Conditional Use Permit
 - Updated to reflect administrative review process
- GPMC 19.04C.025 – Change of Use.
 - Clarified what a “Substantial Change in Use” is and identified what and when additional improvements might be triggered.

- Added a section related to conditions of approval that may be implemented by the Designated Official.
 - Exemption added for new residential units within existing structure, as required by RCW 35.21.990.
- GPMC 19.04C.055 – Variances
 - Updated to reflect administrative review process
- GPMC 19.04D.040 and 050 – Lot Standards.
 - Added detail to more clearly define “Front Lot Line”.
 - Revised description of “Substandard Lot” and clarified when a Substandard Lot may be recognized as a conforming lot of record.
- GPMC 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.
- GPMC 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.
- GPMC 19.06.020 – Landscaping and screening.
 - Added reference to recently adopted Administrative Landscaping Guidelines to supplement this code section.
 - Clarified that the SR92/Quarry Road buffer is only required on residentially zoned properties.
- GPMC 19.06.030 – Fences
 - Repeals and replaces previous section.
 - Creates individual standards for fences in residential and commercial zones.
- GPMC 19.06.050 – Loading area and off-street parking requirements.
 - Clarified size of parking stall for on and off-street parking to be in compliance with state legislature dictating residential parking stall dimensions. Commercial and on-street parking stall dimensional remain unchanged.
- GPMC 19.06.095 – NEW SECTION – Accessory Structures.
 - Added a section related to standards for accessory structures (i.e. detached garages, sheds, carports, etc.) consolidating multiple references throughout code into one section.
 - Existing section for accessory dwelling units remains unchanged.
- GPMC 19.06.120 – Manufactured or mobile home parks

- Updated definition of mobile home
 - Revised to allow only in MR zone, consistent with the permitted uses table.
 - GFMC 19.06.140 – Nonconforming uses and structures.
 - Clarified when/what triggers nonconforming uses and structures to be brought into conformity.
 - GFMC 19.06.145 – NEW SECTION Residential Units within Existing Buildings
 - New section to ensure compliance with RCW 35.21.990, allowing for new residential units within existing buildings with reduced regulatory standards.
 - GFMC Multiple Sections related to submittal requirements.
 - Eliminated language requiring multiple copies of submittal documents.
-

Attachments

- GFMC 19.02.130 – Definitions Redlines
- GFMC 19.03.035 – Permitted uses Redlines
- GFMC 19.03.040 – Riverfront Residential Redlines
- GFMC 19.03.050 – R-9,600 Residential Redlines
- GFMC 19.03.060 – R-7,600 Residential Redlines
- GFMC 19.03.070 – Downtown Residential Redlines
- GFMC 19.03.080 – MR Zone Redlines
- GFMC 19.04A.210 – Types of Review Redlines
- GFMC 19.04C.020 – Conditional Use Permit Redlines
- GFMC 19.04C.025 – Change of Use Redlines
- GFMC 19.04D.040 and 050 – Lot Standards Redlines
- GFMC 19.04D.055 – Variances Redlines
- GFMC 19.04D.130 – Subdivision Street Standards Redlines
- GFMC 19.06.010 – Density and Dimensional Redlines
- GFMC 19.06.020 – Landscaping and screening Redlines
- GFMC 19.06.050 – Loading area and off-street parking requirements Redlines
- GFMC 19.06.095 – NEW SECTION Accessory Structures
- GFMC 19.06.120 – Manufactured or mobile home parks
- GFMC 19.06.140 – Nonconforming uses and structures Redlines
- GFMC 19.06.145 – NEW SECTION Residential Units within Existing Buildings
- Paper Copies, Site Plan Components



SEPA DETERMINATION OF NONSIGNIFICANCE

City of Granite Falls 215 S. Granite Ave Granite Falls, WA 98252

P (360) 691-6441 www.ci.granite-falls.wa.us

PROJECT INFORMATION			
Project Title	2026 Granite Falls Municipal Code Amendments	File No.	CA2026-001
Detailed Project Description	The proposed non-project action is for amendments to the Granite Falls Municipal Code Title 19, Unified Development Code, and Title 21 Impact Fees, in order to ensure clarity and consistency, compliance with adopted Comprehensive Plan and legislation enacted by the Washington State Legislature. Proposed amendments include revising the following sections: Definitions (GFMC 19.02), Multiple Residential (MR) zone (GFMC 19.03.080), landscaping regulations (19.04D.170), off-street parking regulations (GFMC 19.06.050), change of use (GFMC 19.04C.040 and 050), Non-conforming uses and structures (GFMC 19.06.140), types of review (GFMC 19.04A.210), density and dimension (GFMC 19.06.010), School impact fee (GFMC 21.04) and park impact fee (GFMC 21.06.070), as well as other minor edits throughout the chapter.		
Location	Citywide (Non-project action)	Section Township Range	18 30 07
APN(s)	N/A		
	OWNER	APPLICANT	CONTACT
Name		City of Granite Falls	Amy Hess, AICP
Address		215 S. Granite Ave	215 S. Granite Ave
City, State, ZIP		Granite Falls WA 98252	Granite Falls WA 98252
THRESHOLD DETERMINATION			
Lead Agency	☒ City of Granite Falls		
The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Granite Falls of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request. ☐ There is no comment period for this DNS ☐ This Optional DNS is issued under WAC 197-11-355. There is a 14-day appeal period on the Optional DNS that commences from the date the Optional DNS was issued. Appeals must be submitted by: ☒ This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: May 20, 2026			
SEPA CONTACT			
Name	Amy Hess	Title	Planning Director
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RESPONSIBLE OFFICIAL			
Name	Amy Hess	Title	Planning Director
Address	215 S. Granite Ave Granite Falls WA 98252		

May 5, 2026

Amy Hess, AICP Planning Director

Date

APPEALS

☒ This (M)DNS may be appealed pursuant to the requirements of GFMC 19.07.010(Q). An appeal shall be filed within 10 calendar days following the last day of the comment period. Any appeal must be addressed to the designated official, accompanied by a filing fee in accordance with the current Fee Resolution, and be filed in writing at the City of Granite Falls, 215 S. Granite Ave, Granite Falls WA 98252. The appeal must be received by 4:30 p.m., **May 18, 2026**. The appeal must contain the items set forth in GFMC 19.07.010(Q)(10).

☐ There is no agency appeal.

GFMC 19.02.130 – M.

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

“Mobile home” means a transportable, factory-built dwelling designed and intended for use as a permanent residence. The term includes homes constructed before and after the effective date of the Federal Manufactured Home Construction and Safety Standards on June 15, 1976, including dwellings commonly referred to as manufactured homes. Does not include recreational vehicles, travel trailers, park model recreational vehicles, or other units designed primarily for temporary or seasonal occupancy.

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

~~“Manufactured or mobile home park” means a residential development in which the land is owned, operated, and maintained as a commercial business and the individual manufactured homes are either leased or are located on leased sites.~~

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

GFMC 19.02.200 – T.

“Tiny house” or “tiny house with wheels” means a dwelling to be used as permanent housing that is built on a site-built permanent foundation, is a maximum of 400 square feet in floor area excluding lofts, and complies with the Washington State Building Code (Chapter 19.27 RCW), including Appendix Q of the International Residential Code (IRC). A Tiny House must contain permanent provisions for living, sleeping, eating, cooking, and sanitation.

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City of Granite Falls, WA

§ 19.03.035. Permitted uses.

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commer- cial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/ Insti- tutional	(OS) Open Space	(PP) Public Park
PUBLIC AND INSTITUTIONAL													
Antennas	P	P	P	P	P	P	P	P	P	P	C		
Community center											P		
Educational institution					C	P	P		P	C	P		
Essential public facilities		C	C	C	C	P	P	P	P		C		
Municipal parking area				P	P	P	P		P		P		
Place of worship		C	C	C	C	C	C				P		
Preschool					C	P	P		P	C			
Public library											P		
Public parks	C	P	P	P	P	P	P				P		
Public safety facilities	P	C	C	P	P	P	C	P	P	P	P		
Public facilities and utilities	C	C	C	C	C	C	C				P		
Social or civic organization facility				C	C	P	P				P		
INDUSTRIAL													
Accessory living quarters								P (secondary use)	P (secondary use)	P (secondary use)			
Building material sales and storage					C	P	P	P	P	C			
Commercial laundries and cleaners					C	P	P	P	P				
Commercial nurseries/greenhouses						C	P	P	P				
Communication facility	P	P	P	P	P	P	P	P	P	P	C		

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General warehousing including wholesale trade								P	P				
Light manufacturing and assembly						P	P	P	P	P			
Mini-storage									P				
Recycling facility, processing							C	P	P	P			

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commer- cial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/ Insti- tutional	(OS) Open Space	(PP) Public Park
Recycling facility, scrap and dismantling facility							C	P	P	P			
Trade, transportation, and warehousing									P	P			
OPEN SPACE AND PARKS													
Display garden	P	P	P	P	P	P	P				P	P	P
Community garden	P	P	P	P	P						P		
Outdoor passive parks	P	P	P	P	P	P	P				P	P	P
Park maintenance storage facility	C	C	C	C	C	C	C	P	P		P	P	P
Picnic area and related facilities	P	P	P	P	P	P	P					P	P
Playground	P	P	P	P	P		P					P	P
Playfields	C	P	P	P	P		P					P	P
Private recreational facilities	P	C	C	C	C	P	P	P	P	P		P	P
Public utility	C	C	C	C	C	C	C	P	P	P	P	C	
Trails	P	P	P	P	P	P	P				P	P	P
RESIDENTIAL													
Accessory dwelling unit	P	P	P		CP								
Adult family home	P	P	P	P	P								
Assisted senior living facility				P	P								
Boarding house		P	P	P	P	P	P						
Courtyard apartments				P	P								
Duplex		P	P		P								

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Dwelling, multiple-family				P	C	P ⁴	C						
Dwelling, single-family	P	P	P	P	P								
Emergency temporary shelter						P	P				P		
Family daycare	C	C	C	C	C	C	C						
Foster home		P	P	P	P								

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commer- cial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/ Insti- tutional	(OS) Open Space	(PP) Public Park
Home occupation	P	P	P	P	P	P ²							
Live/work units				C	C	P	P						
Manufactured home	P	P	P	P	P								
Mobile home park				P									
Nursing or convalescent home				P	P	C							
Permanent supportive housing	P	P	P	P	P	P ⁴	C						
RVs	P												
Recreational vehicle (RV) park	P												
<u>Tiny house or tiny house with wheels</u> ⁶	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>									
Townhouse				P	C								
Transitional housing	P	P	P	P	P	P ⁴	C						
Triplex			P ⁵	P	P								
COMMERCIAL													
Adult cabaret							P						
Animal clinics/hospitals						C	P	P					
Animal shelter							C		P	P	C		
Art galleries						P	P	P					
Automobile sales and rentals							P	P	P				
Automobile fueling and service							P	P	P				
Banks, business and drive up banking						P	P	P					
Bed and breakfast		C	C		C								

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Boat sales and repair							P	P	P	P			
Cabinet and furniture shops					C	P	P	P	P				
Cafeteria or limited service restaurant						P	P	P					
Cemetery											P		
Commercial kennels and catteries		C	C				P	P	P				
Commercial nursery/greenhouses								P	P	P			

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commer- cial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/ Insti- tutional	(OS) Open Space	(PP) Public Park
Convenience store						P	P	P					
Day care centers	P	P	P	P	P	P	P	P ¹					
Dog day care		C	C			P	P	P					
Drive in espresso/coffee business						P	P	P					
Drycleaners/laundromats						P	P	P	C				
Florists, retail						P	P	P					
Fitness centers and workout gyms						P	P	P	C				
Gambling premises						C	P						
Health and personal care stores						P	P	P					
Heavy equipment sales, service/ repair, and rental							C	P	P	P			
Hospitals					C		C	P			P		
Hotels/motels						P	P						
Light equipment sales, rental, and repair						P	P	P	P				
Lodge, resort, and recreational facilities	C	C ³	C										
Lumberyards, retail							P	P	P	P			
Marijuana retailer						P	P						
Medical or dental office/clinic					C	P	P	P	P		P		
Microbreweries and brew pubs						P	P	P	P				

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Motorcycle sales and service, interior only						C	P	P	P				
Museum					P	P	P	C			P		
Nursery, indoor retail sales							P	P	P				
Office, business, or professional					C	P	P	P					
Outdoor storage and/or display						C	C	P	P	P			
Personal service establishment		C	C	C	C	P	P	P					

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT-2500) Downtown Residential	(CBD) Central Business District	(GC) General Commer- cial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/ Insti- tutional	(OS) Open Space	(PP) Public Park
Pet shop, grooming and supplies						P	P	P					
Private kennel		C											
Private parking facility				P		P	P	P	P	P			
Recreation and entertainment – indoor commercial					C	P	P	P	P				
Recreation and entertainment – outdoor commercial					C	C	P	P					
Recreation vehicle sales and repair							P	P	P				
Recycling collection station							P	P	P				
Restaurant, full service						P	P	C					
Retail trade – small scale (under 2,500 square foot floor area)				C	C	P	P	P	P				
Retail trade – medium scale (2,500 – 20,000 square foot floor area)						P	P	P	P				
Retail trade – large scale (over 20,000 square foot floor area)						C	P	P					
Shoe repair, clothing alterations, etc.						P	P	P					
Stables and riding schools								P					
Taverns and bars						P	P	P					

Notes:

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¹ Permitted as a secondary use.
² Within an approved residential use
³ On parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the city's shoreline master program.
⁴ Permitted as a secondary use on the floor above a principal use.
⁵ Subject to the minimum lot size as required by the underlying zone.
⁵ <u>Tiny houses or tiny houses with wheels are allowed as a primary residence in an established mobile/manufactured home park subject to the Mobile/manufactured home park standards in GPMC 19.06.120.</u>

§ 19.03.040. Riverfront residential (R-2.3) zone.

The riverfront residential (R-2.3) zone includes lots that are highly constrained riverfront lots in or near the floodplain of the Pilchuck River. This area was originally subdivided as recreational lots but critical areas and floodplains constrain development to a high degree. The R-2.3 zone is intended to provide for a narrow range of land uses compatible with the environmental constraints.

- (A) See Table 19.03-I, GPMC § 19.03.035, for a list of permitted uses in the R-2.3 zone.
 - (B) Minimum Building Setbacks. Minimum building setbacks in the riverfront residential (R-2.3) zone are:
 - (1) Front yards: 20 feet from property line except alleys, which setback will be 10 feet;
 - (2) Side yards: five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road;
 - (3) Rear yards: 25 feet from property line for principal buildings ~~and five feet from property line for accessory buildings~~;
 - (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
 - (C) Minimum Lot Width. Minimum lot width in the riverfront residential (R-2.3) zone is 100 feet. Corner lots shall not be less than 120 feet.
 - (D) Minimum Lot Size. Minimum lot size in the riverfront residential (R-2.3) zone is 2.3 acres or 100,000 square feet.
 - (E) Maximum Height. Maximum height in the riverfront residential (R-2.3) zone is 33 feet.
 - (F) Maximum Hard Surface Coverage. Maximum hard surface coverage in the riverfront residential (R-2.3) zone is 30 percent.
 - (G) Maximum Density. Maximum density in the riverfront residential (R-2.3) zone is one dwelling unit per 2.3 acres.
 - (H) Minimum Density. Minimum density in the riverfront residential (R-2.3) zone is three dwelling units per acre.
- (Ord. 740 § 1 (Exh. A), 2007; Ord. 905 § 1 (Att. A), 2016; Ord. 1069, 2025)

§ 19.03.050. Residential 9,600 (R-9,600) zone.

The residential 9,600 (R-9,600) zone includes a designation that is single-family in nature and should not allow units other than single-family, townhouses, duplexes, or accessory dwelling units. This area is intended to be a transition zone between the rural areas outside the UGA and the more intense urban land uses. The character of this area is predominantly single-family developments on either larger lots or on clustered, PRD lots.

- (A) See Table 19.03-I, GPMC § 19.03.035, for a list of permitted uses in the R-6,000 zone.
 - (B) Minimum Building Setbacks. Minimum building setbacks in the residential 9,600 (R-9,600) zone are:
 - (1) Front yard: 20 feet from property line.
 - (2) Side yard: five feet on each side; provided, that the corner lots shall observe the front yard setback from any street or private road.
 - (3) Rear yard: 10 feet from property line for principal buildings ~~and five feet from property line for accessory buildings.~~
 - (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
 - (C) Minimum Lot Width. Minimum lot width in the residential 9,600 (R-9,600) zone is 60 feet. Corner lots shall not be less than 70 feet.
 - (D) Minimum Lot Size. Minimum lot size in the residential 9,600 (R-9,600) zone is 9,600 square feet.
 - (E) Maximum Height. Maximum height in the residential 9,600 (R-9,600) zone is 33 feet.
 - (F) Maximum Hard Surface Coverage. Maximum hard surface coverage in the residential 9,600 (R-9,600) zone is 40 percent.
 - (G) Maximum Density. Maximum density in the residential 9,600 (R-9,600) zone is six dwelling units per acre in a planned residential development.
 - (H) Minimum Density. Minimum density in the residential 9,600 (R-9,600) zone is four dwelling units per acre.
- (Ord. 740 § 1 (Exh. A), 2007; Ord. 827 § 2, 2012; Ord. 905 § 1 (Att. A), 2016; Ord. 960 § 5 (Exh. D), 2018; Ord. 1069, 2025)

§ 19.03.060. Residential 7,200 (R-7,200) zone.

The residential 7,200 (R-7,200) zone designation shall provide for single-family, duplex, and triplex residential development at a range of between four and six dwelling units per acre and compatible uses such as schools and churches where the full range of public facilities and services to support urban development exists. This zone is intended to support a wider variety of residential uses than the R-9,600 zone and be more flexible relative to the types of residential uses.

- (A) See Table 19.03-I, GPMC § 19.03.035, for a list of permitted uses in the R-7,200 zone.
 - (B) Minimum Lot Size. Minimum lot size in the residential 7,200 (R-7,200) zone is 7,200 square feet.
 - (C) Minimum Lot Width. Minimum lot width in the residential 7,200 (R-7,200) zone is 50 feet. Corner lots shall not be less than 60 feet.
 - (D) Minimum Building Setbacks. Minimum building setbacks in the residential 7,200 (R-7,200) zone are:
 - (1) Front yard: 20 feet from the 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.
 - (3) Rear yard: 10 feet from property line for principal buildings ~~and five feet from property line for accessory buildings.~~
 - (4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
 - (E) Maximum Height. Maximum height in the residential 7,200 (R-7,200) zone is 33 feet.
 - (F) Maximum Hard Surface Coverage. Maximum hard surface coverage in the residential 7,200 (R-7,200) zone is 45 percent.
 - (G) Maximum Density. Maximum density in the residential 7,200 (R-7,200) zone is six dwelling units per acre.
 - (H) Minimum Density. Minimum density in the residential 7,200 (R-7,200) zone is four dwelling units per acre.
- (Ord. 740 § 1 (Exh. A), 2007; Ord. 905 § 1 (Att. A), 2016; Ord. 960 § 6 (Exh. E), 2018; Ord. 1069, 2025)

19 .03.070. Downtown residential (DT-2,500) zone.

The downtown residential (DT-2,500) zone designation shall provide more flexible zoning for residential uses that are compatible with the quality and character of the existing area. This area has traditionally been a single-family, duplex and triplex zone of predominantly single-family character. This zone is intended to allow for flexibility to allow the use of the existing small lots for densities of single-family, duplex, and triplex developments.

- (A) See Table 19.03-I, GPMC § 19.03.035, for a list of permitted uses in the DT-2,500 zone.
- (B) Minimum Lot Size. Minimum lot size in the downtown residential (DT-2,500) zone is 2,500 square feet per dwelling unit.
- (C) Minimum Lot Width. Minimum lot width in the downtown residential (DT-2,500) zone is 30 feet. Corner lots shall have a lot width of not less than 40 feet.
- (D) Minimum Building Setbacks. Minimum building setbacks in the downtown residential (DT-2,500) 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.
 - (3) Rear yard: 10 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.
 - (5) 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.
 - (6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
 - (7) Garage, carport, fenced parking area setbacks: At least 20 linear feet of paved driveway shall be provided in front of any garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.

- (E) Maximum Height. Maximum height in the downtown residential (DT-2,500) zone is 33 feet.
- (F) Maximum Hard Surface Coverage. Maximum hard surface coverage in the downtown residential (DT-2,500) zone is 70 percent.
- (G) Maximum Density. Maximum density in the downtown residential (DT-2,500) zone is 15 dwelling units per acre. Density maximums do not apply to conversions meeting the requirements of GFMC 19.06.145.
- (H) Minimum Density. Minimum density in the downtown residential (DT-2,500) zone is 10 dwelling units per acre.
(Ord. 740 § 1 (Exh. A), 2007; Ord. 862 § 16, 2013; Ord. 905 § 1 (Att. A), 2016; Ord. 937 § 11 (Exh. J), 2017; Ord. 1069, 2025)

§ 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 (1) 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, GPMC § 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.~~
 - ~~(5)(4)~~ 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. Multifamily structures adjacent to property designated single-family by the Granite Falls Comprehensive Plan shall have a minimum building setback of 25 feet.
 - ~~(6)(5)~~ Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
 - ~~(7)(6)~~ 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: Density maximums do not apply to conversions meeting the requirements of GPMC 19.06.145.~~

~~(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.

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- (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. 740 § 1 (Exh. A), 2007; Ord. 862 § 17, 2013; Ord. 883 § 7, 2014; Ord. 905 § 1 (Att. A), 2016; Ord. 937 § 12 (Exh. K), 2017; Ord. 960 § 7 (Exh. F), 2018; Ord. 1069, 2025; Ord. 1070 § 4, 2026)

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
Type I:								
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
Accessory dwelling unit	No	No	No	No	DO	HE	No	Yes
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

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>
Type II:								
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	10 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							

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
Administrative conditional Conditional use Permit and variances	10-day NOA	DO	No	No	DO	HE	No	Yes
Final plat	10-day NOA No	No	No	No	CC	No	No	Yes
Minor amendments to Type III permits	10-day NOA	No	No	No	DO	HE	No	Yes
Official site plan for manufactured home parks, PRD;s	15-day NOA	DO	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
<u>and residential condominiums</u>								
Type III:								
<u>Conditional use permit and variances</u>	<u>15-day NOA</u> <u>10-day NOH</u>	<u>No</u>	<u>No</u>	<u>HE</u>	<u>HE</u>	<u>No</u>	<u>No</u>	<u>Yes</u>
Preliminary plat	15-day NOA 10-day NOH	DO	<u>PG</u> <u>No</u>	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> <u>No</u>	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
Official site plan for manufactured home parks, PRD, and residential condominiums	15-day NOA 10-day NOH	DO	PC	HE	HE	No	No	Yes
Day care centers	15-day NOA 10-day NOH	DO	No	HE	HE	No	No	Yes
Major amendments to Type III permits	15-day NOA 10-day NOH	DO	No	HE	HE	No	No	Yes
Type IV:								
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	10 15-day NOH	DO	No	PC	CC	No	No	Yes

CC City Council

NOH Notice of Hearing (per GPMC [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
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DO Designated Official

PWD Public Works Director

HE Hearing Examiner

SCBRB Snohomish County Boundary Review Board

NOA Notice of Application ~~(per GFMG 19.04B.225)~~

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 GPMC [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 GPMC [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 GPMC.
- (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.025 Change of use.

(A) This section governs requests for substantial change of the use of a structure or property. ~~These provisions do not apply to new residential units within existing structures that comply with 19.06.145 GFMC.~~

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

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

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

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

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

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

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

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

(D) Substantial Change in Use

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

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

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

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

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

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

(2) Utilities and Infrastructure.

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

(3) Life Safety and Building Code Compliance.

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

(4) Operational Limitations.

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

(5) Environmental Compliance.

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

§ 19.04C.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.040 Lot standards.

(A) Suitability for Intended Use. All lots shall be suitable for the general purpose for which they are intended to be used. No lot shall be of such size or design as to be detrimental to the health, safety or sanitary needs of the residents of the subdivision or such lot.

(B) Lots shall be created by following the procedures of Chapter [19.05](#) GFMC, Subdivisions, Binding Site Plans, and Boundary Line Adjustments, and this title.

(C) No lot shall be established which is in violation of the Granite Falls Municipal Code.

(D) Lot Shapes. Lot shapes shall be designed to avoid awkward configuration or appendages.

(E) Width – Area – Frontage. Each lot shall have sufficient width, area and frontage to comply with the minimum site requirements as set forth in GFMC [19.06.010](#), Density and dimension.

(F) Depth. Each lot should have an average depth between the front and rear lot lines of not less than one foot depth for each one foot of width.

(G) Front Lot Line. For corner lots, double frontage lots, and single frontage lots, the front lot line shall be the property line(s) separating the lot from a street or vehicle access corridor from which the lot takes primary access.

(H) Side Lot Lines. As much as possible, where topography and natural features permit, side lot lines should run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve.

(I) Building Setback Lines. Where watercourses, topography, geology and soils, vegetation, utilities, lot configuration, or other unique circumstances dictate a different building envelope than that set by GFMC [19.06.010](#), Density and dimension, building setback lines may be required to be shown on the final plat or short subdivision map and observed in the development of the lot.

(J) Future Subdivision of Lots. Where the subdivision or short subdivision will result in a lot one-half acre or larger in size which is likely to be further divided in the future, it may be required that the location of lot lines and other details of layout be such that future division may readily be made without violating the requirements of this section and without interfering with orderly extension and connection of adjacent streets. It is intended that the lot lines and other details of future subdivision be advisory only, and shall not be final or binding on the applicant unless he makes further application; however, any restriction of

buildings within future street locations may be imposed and may require such restrictions to be set forth on the final plat or short subdivision. [Ord. 1020 § 1 (Att. A), 2022.]

19.04D.050 Exception to lot standards.

(A) Cluster – Zero Lot Line – Townhouse Development. The relaxation of building setbacks, lot size and lot frontage requirements as set forth in GFMC [19.06.010](#), Density and dimension, and GFMC [19.04D.040](#), Lot standards, may be authorized for a subdivision developed in compliance with GFMC [19.06.010](#)(E), General Development Standards. Such authorization shall only occur where the applicant presents a plan whereby the entire subdivision will be designed and developed with provision for proper maintenance of recreation facilities and open space which will be commonly available for use of the residents of the subdivision and which will be of such benefit to said residents as is equal to that which would be derived from observance of the size and frontage requirements otherwise specified. The relation of said requirements shall not violate the purpose and criteria set forth in GFMC [19.05.005](#), Introduction and purpose, and GFMC [19.04D.020](#), Review and approval criteria, respectively.

(B) Eminent Domain. Parcels smaller than otherwise permitted by the Granite Falls Municipal Code may be created through the action of governmental agencies including the city of Granite Falls by such actions as eminent domain and the splitting of a parcel by dedicated right-of-way. Wherever possible, such parcels shall be merged in title with adjacent lots to create lots in compliance with the Granite Falls Municipal Code.

(C) Substandard Lots. A lot of record that was lawfully created prior to the effective date of the Granite Falls Municipal Code, and which does not meet current minimum lot area or dimensional standards of the applicable zoning district, may be recognized as a conforming lot of record, provided that:

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

A lot of record created prior to the effective date of the Granite Falls Municipal Code that does not meet the minimum area or dimensional requirements of the land use district in which located shall be considered a conforming lot of record if the following requirements are met: there must be no adjoining lots of record of continuous boundary in the same ownership to which the substandard lot can be merged in title or with which the lot lines

can be adjusted to create lots of record which would comply with the Granite Falls Municipal Code.

~~(D) Lots for Building Pads. In industrial, business and multiple residential zones, lots with boundaries coterminous or nearly so with building walls may be created. The standards that normally would apply to such lots shall apply instead to the project tract of which such lots are a part.~~ [Ord. 1020 § 1 (Att. A), 2022.]

19.04D.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) 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.~~

~~(F) 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.~~

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

~~(H) 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](#) GPMC. 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](#) GPMC 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.~~

~~(107)~~ 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.

(~~11~~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:

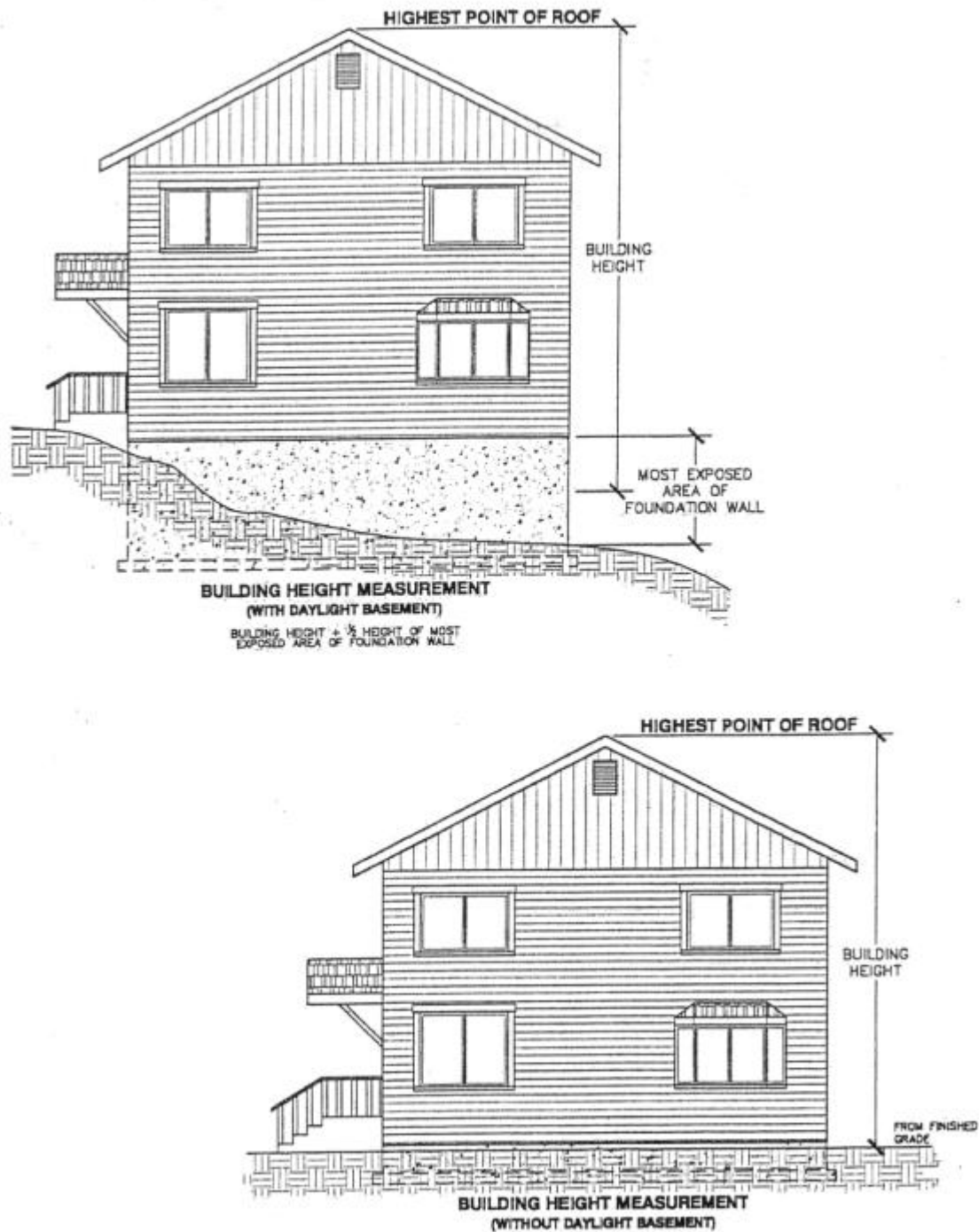
(a) Church spires, belfries, domes, chimneys, antennas, satellite dishes, ventilation stacks, or similar structures, provided the structure is set back from all property lines a distance equal to the height of the structure.

(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.

(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.~~

(c2) 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~~ 150 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.

~~(d3)~~ 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.]

19.06.020 Landscaping and screening.

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

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

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

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

(C) Landscape Plan Submittal Requirements. A plan of the proposed landscaping and screening of projects subject to this section shall be provided as part of the application and shall contain the following:

- (1) The footprint of all structures;

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

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

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

(E) Preservation of Significant Trees and Vegetation.

- (1) The city of Granite Falls shall assume jurisdiction and implementation of the Class IV Forest Practices Act as defined by the Washington State Department of Natural Resources (DNR).

(2) Significant trees, which include evergreen and/or deciduous trees, excluding alders or cottonwoods, 10 inches in diameter or greater measured at a point four and one-half feet above existing grade, shall be retained as follows:

(a) Perimeter landscaped areas that do not constitute a safety hazard shall be retained.

(b) At the discretion of the designated official, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention, including those located within native growth protection area (NGPA) tracts (specifically along the fringes) or other areas as identified. The arborist shall make a written recommendation to the planning department with regard to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.

(c) To provide the best protection for significant trees or areas of native vegetation designated as landscape buffer during the construction stage, a temporary five-foot-high, orange clearing limits construction fence shall be erected in a line generally corresponding to the drip line of any significant tree to be retained, or five feet wide around native vegetation to be retained. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation. All such fencing shall be installed and inspected by the community development department prior to commencement of site work.

(d) At the discretion and approval of designated official, where it is not feasible and/or desirable to retain the significant trees, the applicant may propose a planting plan on an alternative site or area, or payment into the city tree fund, that provides effective replacement of the functions and/or value lost through removal of the significant trees.

(e) Significant trees removed shall be replaced at a ratio of one replacement tree for every significant tree removed. The type, species, and location of the replacement trees shall be subject to approval by the designated official. Replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting.

(f) The designated official may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain.

(g) The designated official may also determine a tree to be significant due to the uniqueness of the species or to protect a wildlife habitat.

(3) If the grade level adjoining a tree to be retained is altered such that the tree might be endangered, then a dry rock wall or rock well shall be constructed around the tree. The diameter of this wall or well must be approximately the diameter of the “drip line” of the tree.

(4) Hard surface or compactible surfaces within the area defined by the drip line of any tree to be retained may be permitted if a qualified arborist certifies that such activities will not endanger the tree or trees.

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

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

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

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

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

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

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

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

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

(G) Required Buffers and Screening.

Table 1

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

Table 1

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

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

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

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

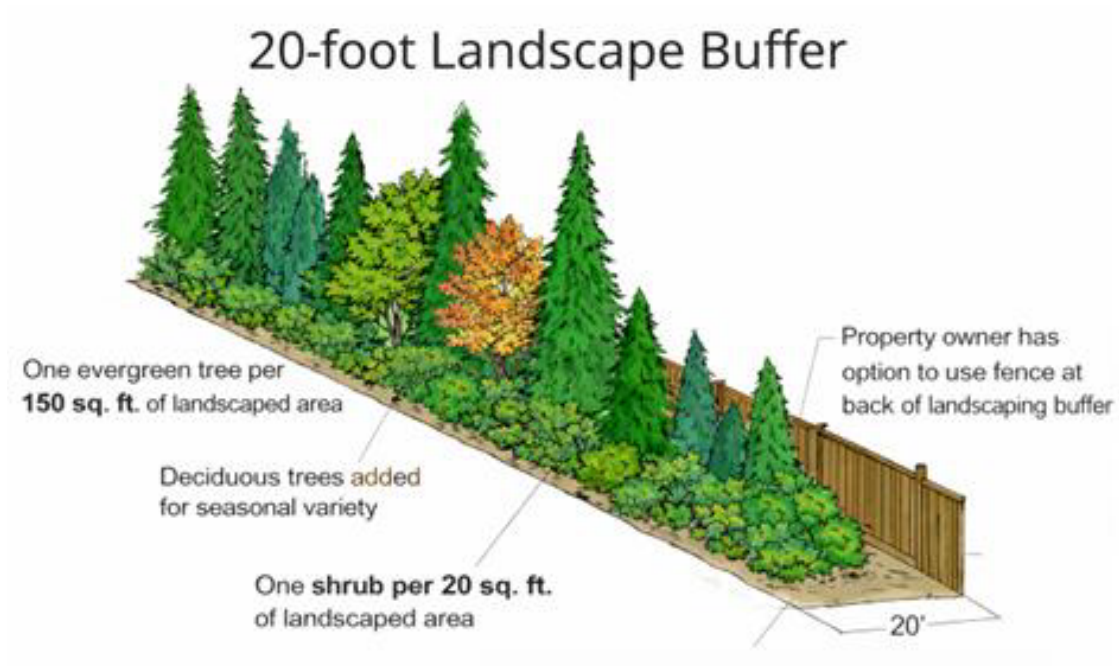
(1) The required buffer shall be located between any fencing and the highway right-of-way and shall be designed to create a dense visual screen separating development from the highway corridor.

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

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

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

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



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

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

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

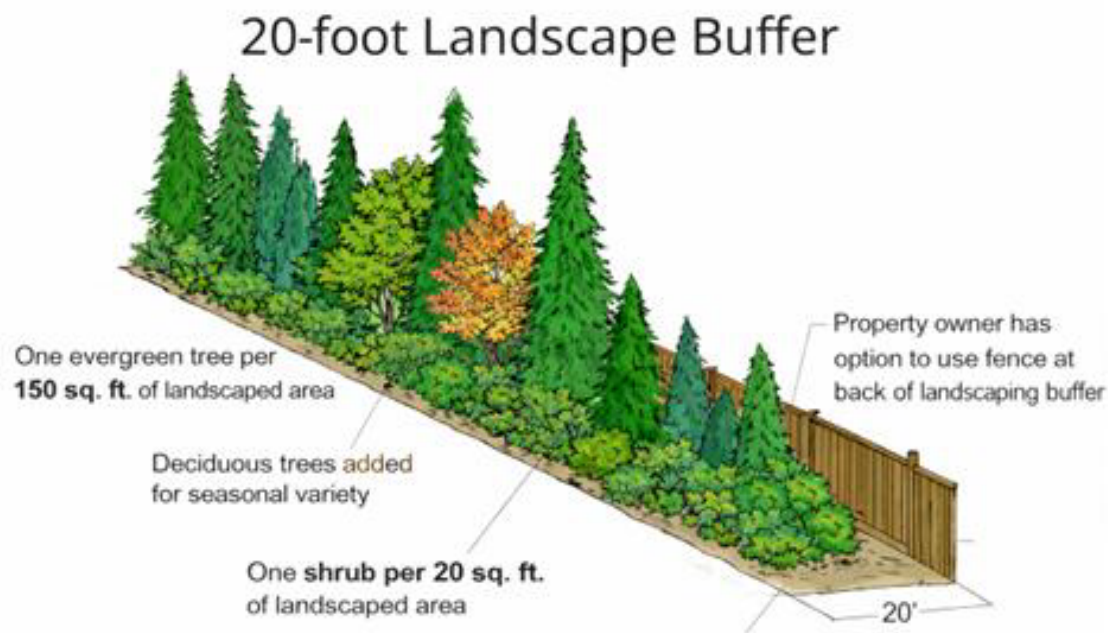
C. Shrubs. Shrubs shall be installed at a minimum rate of one shrub per 20 square feet of landscaped area. At least 50 percent of shrubs shall be evergreen, and a minimum of 25 percent shall be deciduous. Shrubs shall be a minimum of 16 inches tall at planting and attain a mature height between three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

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

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

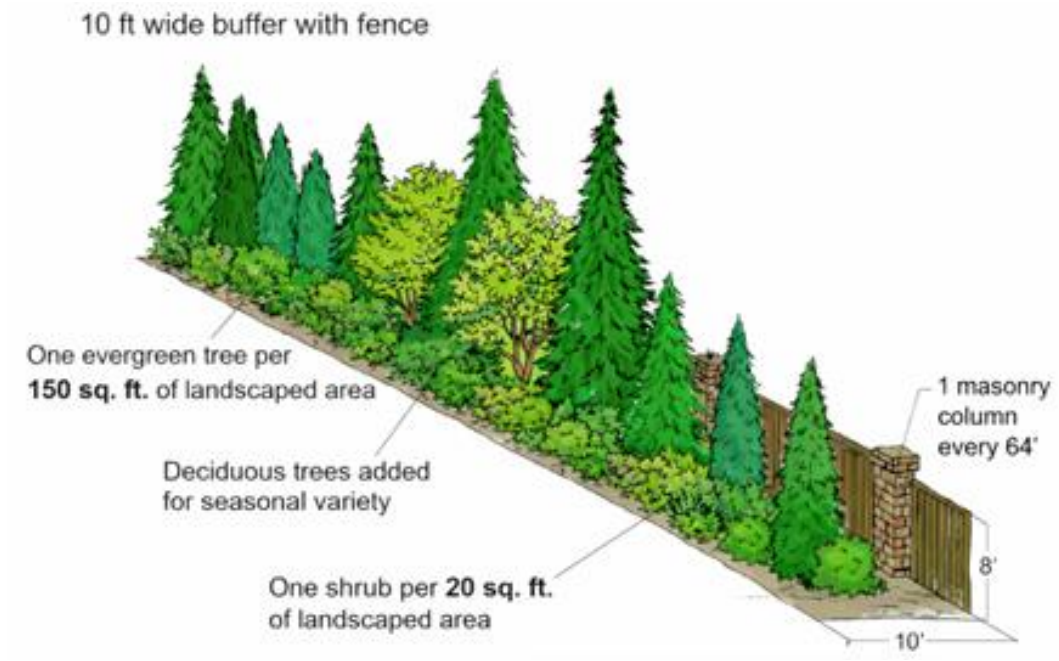
F. Maintenance Assurance. A two-year performance bond, irrevocable letter of credit, or assignment of cash deposit shall be provided in accordance with GFMC [19.04D.210](#) at the time of installation to ensure plant survival and maintenance through two growing seasons.

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



20-Foot Landscape Buffer

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



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

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

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

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

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

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

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

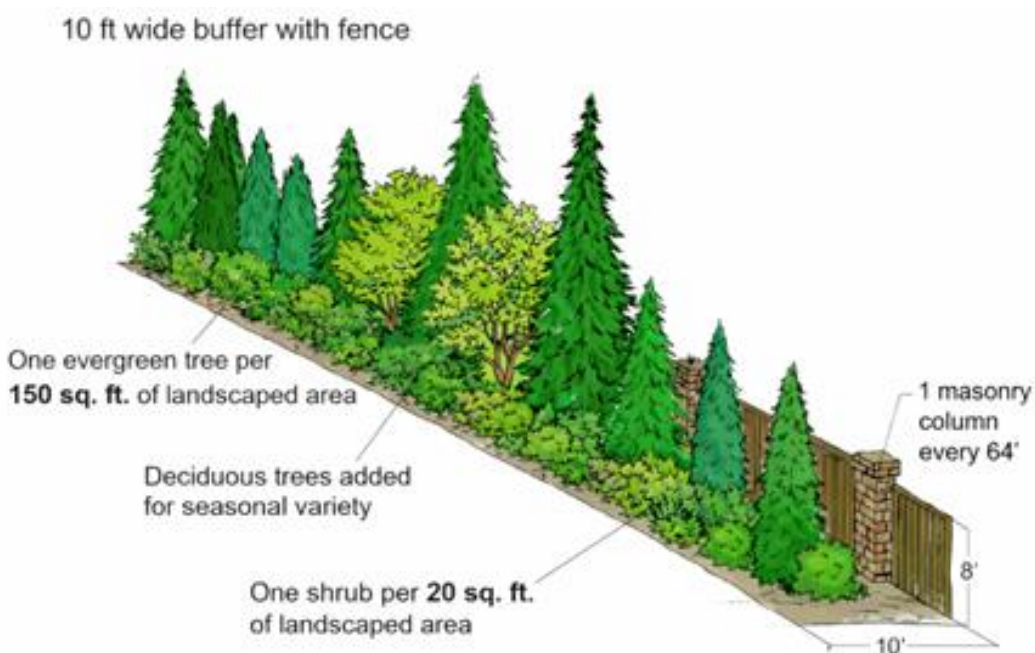
(5) Fence Standards.

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

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

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

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



Fence Option with Masonry Columns

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

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

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

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

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

(l) Parking Lot Landscaping and Screening. The standards of this section shall apply to all public and private parking lots and parking areas providing spaces for 10 or more cars.

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

(2) In order to protect vision clearances, areas around driveways and other access points are not required to comply with the full screening height standards. The specific horizontal distance exempt from this standard shall be 20 feet.

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

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

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

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

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

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

(2) Planting beds shall not be located over hard surfaces;

(3) All landscaped areas shall be provided with automatic irrigation systems except landscaping on a single-family lot may be irrigated with hose bibs within 75 feet of plantings;

(4) Dead or dying trees or shrubs shall be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees;

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

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

(7) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.

[Ord. 1070 § 9, 2026; Ord. 1069, 2025; Ord. 974 § 9, 2019; Ord. 960 § 12 (Exh. K), 2018; Ord. 924 § 2 (Exh. A), 2017; Ord. 915 § 8 (Att. D), 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 17, 2012; Ord. 740 § 1 (Exh. A), 2007.]

§ 19.06.030. Fences.

Purpose. The fence standards promote the benefits of fences while minimizing adverse impacts on public safety, neighborhood compatibility, and community appearance. Fences may provide privacy, security, protection for children and pets, screening of outdoor storage and service areas, separation from busy streets, property boundary definition, and aesthetic enhancement. Potential adverse effects include reduced visibility for motorists and pedestrians, impaired surveillance, hindered emergency access, and unattractive streetscapes. All fences shall be designed and maintained so they do not create hazards by obstructing visibility at intersections, driveways, sidewalks, or access points.

(A) General Standards

(1) Prohibited Materials.

Barbed wire and razor wire fences are prohibited except for:

- a. Livestock enclosures;
- b. Public utility facilities, transmitter sites, and transformer sites;
- c. Government facilities where security or public safety requires such fencing;
- d. Industrial-zoned properties; and
- e. Automobile holding yards or similar businesses when required by state law.

(2) Height Measurement.

- a. Fence height shall be measured from natural ground level to the top of the fence.
- b. Where ground elevations differ on either side of a fence, height may be measured from the higher grade.

(3) Additional Height Provisions.

- a. A fence located on top of a rockery may exceed the maximum permitted height only if the portion above the permitted height is open-work.
- b. Schools, parks, public facilities, utility sites, and government facilities may install taller open-wire security fencing when necessary.

(4) Fire Hydrants.

Fences near fire hydrants shall comply with applicable fire code requirements.

(B) Residential Zones

(1) Maximum Fence Height.

Along Access Streets

<u>Location</u>	<u>Maximum Height</u>
<u>Front Yard</u>	<u>4 feet for solid fences; 6 feet if entirely open-work</u>
<u>Side Yard</u>	<u>6 feet</u>
<u>Rear Yard</u>	<u>6 feet</u>

Along Arterial Streets

<u>Location</u>	<u>Maximum Height</u>
<u>Front Yard</u>	<u>6 feet, provided the top 2 feet are open-work</u>
<u>Side Yard</u>	<u>6 feet</u>
<u>Rear Yard</u>	<u>6 feet</u>

(2) Setbacks.

- a. Solid fences exceeding 4 feet in height shall be set back a minimum of 20 feet from the street right-of-way.
- b. On corner lots, the setback applies only along the street providing primary access.
- c. The Designated Official may reduce or waive the setback if visibility and public safety are maintained.
- d. A 4-foot fence, or a 6-foot fence with the top 2 feet open-work, may be located at the front property line if visibility is maintained.
- e. No setback is required in side or rear yards.

(C) Commercial and Industrial Zones

(1) Maximum Fence Height.

<u>Zoning District</u>	<u>Maximum Height</u>
<u>Commercial and Business Zones</u>	<u>8 feet</u>
<u>Industrial Zones</u>	<u>10 feet</u>

(2) Setbacks.

- a. Solid fences exceeding 4 feet in height shall be set back a minimum of 20 feet from the street right-of-way.
- b. On corner lots, the setback applies only along the street providing primary access.
- c. The Designated Official may reduce or waive the setback if visibility and public safety are maintained.
- d. A 4-foot fence, or a 6-foot fence with the top 2 feet open-work or 6-foot fence completely open-work, may be located at the front property line if visibility is maintained.
- e. No setback is required in side or rear yards.

(D) Variances

(1) Authority.

The Designated Official may approve a variance from these fence standards when special circumstances or practical difficulties exist and the variance will not be detrimental to public health, safety, welfare, or the environment.

(2) Application Requirements.

- a. Variance requests shall be submitted on a City form.
- b. The applicant shall notify adjoining property owners by mail or personal service when the application is submitted.

c. The notice shall describe the proposed fence location and height.

(3) Review Criteria.

In considering a Type I variance request, the Designated Official shall evaluate whether:

a. The fence will not create a visibility or safety hazard;

b. The fence will not interfere with easements or legal property rights;

c. The fence will not adversely affect neighboring properties;

d. Fences exceeding 6 feet in height obtain any required building permits; and

e. Supporting information, including site plans or elevations, justifies the request.

(4) Decisions and Appeals.

a. Each variance request shall be reviewed on its own merits and shall not establish precedent.

b. The Designated Official's decision may be appealed to the Hearing Examiner within 14 calendar days of the written decision.

(Ord. 740 § 1 (Exh. A), 2007; Ord. 905 § 1 (Att. A), 2016; Ord. 994 § 4, 2020)

~~(A) Purpose. The purpose of this section is to help explain the city's fence regulations in residential areas.~~

~~(1) Fences and hedges over 48 inches high but less than 72 inches high may be located in any yard. On a street setback yard, for any portion of a fence or wall over 48 inches high, 80 percent of the fence area shall be open to light and vision.~~

~~(2) At the intersection of two street setback areas, no structure or hedge shall exceed 36 inches in height for the triangular area formed by 25 feet of each street lot line from the point of intersection, or center of the arc of the curve, and a line connecting the ends of these lines.~~

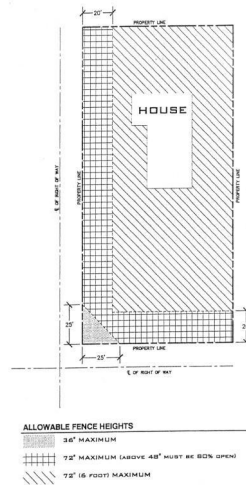
~~(3) In a residential area, the street setback area extends 20 feet from the edge of the public right of way into the yard. It is the person putting up the fence's responsibility to accurately determine property line locations before construction.~~

~~(B) The designated official or designee may allow for administrative deviation to fences that do not conform to the regulations of this section.~~

~~(1) As part of approving fences under this section, the designated official may impose conditions or limitations on fences allowed under this section to ensure that such fences conform with the purpose and intent of this chapter and this title.~~

Figure 2—Allowable Fence Heights

I



(Ord. 740 § 1 (Exh. A), 2007; Ord. 905 § 1 (Att. A), 2016; Ord. 994 § 4, 2020)

19.06.050 Loading area and off-street parking requirements.

(A) Purpose. The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles.

(1) Required Automobile Parking Spaces. Off-street parking spaces shall be provided as an accessory use in accordance with the requirements of this section at the time any building or structure is erected, enlarged, or expanded.

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

(3) Location. Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

(a) For a single-family dwelling or multifamily dwelling, the parking facilities shall be located on the same lot or building site as the building they are required to serve.

(b) For churches, hospitals, large group homes, institutions, rooming and lodging houses, nursing and convalescent homes, community clubs, and clubrooms, parking facilities shall be located not farther than 150 feet from the facility.

(c) For uses other than those specified, parking facilities shall be located not farther than 300 feet from the facility.

(4) Unit of Measurement. In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 18 inches of width or 80 square feet of open area of such seating facilities should be counted as one seat for the purpose of determining requirements of off-street parking facilities under this title.

(5) Expansions or Enlargements. Where any structure is enlarged or expanded, off-street parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of subsection (A)(8) of this section. Nothing in this title shall be construed to require off-street parking spaces for the portion of said building or structure existing at the effective date of the ordinance codified in this title. A change in use in an existing structure

shall require additional off-street parking spaces as set forth in subsection (A)(8) of this section.

(6) Exemptions.

(a) The expansion or enlargement of an existing building (a building that received a certificate of occupancy at least three years prior to the permit application for expansion) for the addition of residential units shall not require additional parking stalls.

(b) Existing Uses in Central Business District. Existing businesses and uses in the central business district (CBD) zone that were lawfully established prior to December 15, 2025, are not required to provide off-street parking. However, any expansion, change of use, or redevelopment that increases parking demand as calculated under Table 1 shall provide parking for the incremental increase in demand, unless otherwise exempted under this subsection (6).

(7) Mixed Occupancies. In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereafter specified in subsection (A)(9) of this section for joint use.

(8) Uses Not Specified. In the case of a use not specifically mentioned in subsection (A)(9) of this section, the requirements for off-street parking facilities shall be determined by the designated official. Such determination shall be based upon the requirements for the most comparable use specified in subsection (A)(9) of this section or on a parking study of three or more of the same use located in communities within the Puget Sound region.

(9) Parking Spaces Required for Particular Uses. The minimum number of off-street parking spaces required for residential and nonresidential uses shall be as set forth in the following table:

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
Accessory dwelling units	1 off-street space per ADU on lots up to 6,000 square feet in size.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
	2 off-street spaces per ADU on lots 6,000 square feet or greater in size.
Adult family home	1 for each 2 beds.
Banks and financial services	1 for each 400 square feet of gross floor area.
Bed and breakfast	1 for each bedroom and 2 per facility.
Boarding house	0.25 for each sleeping room.
Churches	1 for each 5 seats in the principal place of assembly for worship, including balconies and choir lofts.
Commercial retail	1 for each 300 square feet.
Congregate care facility/retirement center	One-half space per dwelling unit and one space per employee based on the maximum potential number of employees during a single shift.
Day care center, commercial	1 for each employee, plus 1 for every 10 children or adults.
Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs	1 for each 200 square feet of gross floor area.
Family day care	1 for each employee, plus 1 additional, not including required residential spaces.
Hospitals	1 for each 2 beds.
Indoor recreational facilities	1 for every 3 people that the facility is designed to accommodate when fully utilized.

Table 1 – Parking Spaces Required

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

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
Vehicle services, major	2.5 for retail or office space plus 2 per service bay.
Vehicle storage, small or large	2 for office space plus 3 for storage yard.
Warehousing	1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater. ¹

¹ May be reduced upon submittal of a parking demand study prepared by a qualified professional demonstrating that a lesser amount of parking will adequately serve the proposed use.

(10) Required Loading Areas.

(a) In any commercial and manufacturing zones, and for any institutional use in whatever zone it may be located, every building or portion of building hereafter erected or structurally altered to provide additional floor space shall be provided with a minimum of one off-street or off-alley loading space for each 10,000 square feet of usable floor space within the building, which usable floor space is intended to be used for or is used for merchandising, manufacturing, warehousing, or processing purposes. If the building contains less than 10,000 square feet of usable floor space, the requirement for an off-street or off-alley loading space may be waived by the building inspector.

(b) If the building contains more than 24,000 square feet of floor space so used, then there shall be one additional loading space provided for each additional 24,000 square feet of floor space.

(c) Each loading space shall measure not less than 30 feet by 12 feet, shall have an unobstructed height of 14 feet, shall be made permanently available for such purpose, and shall be surfaced, improved, and maintained. Such facilities shall be so located that trucks using the same shall not encroach upon or interfere with areas reserved for off-street parking nor project into any public right-of-way and shall be adjacent to the building to be served thereby. If the site upon which such loading space or spaces are to be located abuts upon an alley, such loading space or spaces shall be off-alley. If the loading space is incorporated within a building, then, as to location, the requirements of this section shall not apply.

(d) Any floor area provided by additions to or structural alterations to a building shall be provided with loading space or spaces as set forth herein whether or not loading spaces have been provided for the original floor space.

(11) Alley Access to Parking. The alleys located in the four-block area bordered by Stanley Street, Wabash Avenue, Union Street, and Cascade Avenue may be used to access off-street parking for customers. All other alleys in the city may be used to access off-street parking for employees and residents only. Access to customer off-street parking outside of the downtown parking area illustrated in Figure 3 in GPMC [19.06.060](#) shall be from a public street and not an alley.

(12) Tandem Parking. Tandem parking spaces only count as one parking space when calculating the number of parking spaces required under subsection (A)(9) of this section. [Ord. 1070 § 10, 2026; Ord. 1069, 2025; Ord. 994 § 5, 2020; Ord. 960 § 13 (Exh. L), 2018; Ord. 937 § 22 (Exh. U), 2017; Ord. 924 § 2 (Exh. A), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 12 (Att. C), 2014; Ord. 862 § 48, 2013; Ord. 740 § 1 (Exh. A), 2007.]

19.06.095 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

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

§ 19.06.120. Manufactured or mobile home parks.

- (A) Purpose. The purpose of this section is to provide the regulations for the development of manufactured home parks. Manufactured home parks shall be permitted as an official site plan under the provisions of GPMC § 19.04C.080 and the following:
- (B) Classifications of Manufactured Housing. Manufactured homes are classified as follows for the purposes of these standards:
- (1) A manufactured housing unit is a single-family residence, transportable in one or more sections, which is designated to be used with or without permanent foundation when connected to the required utilities. The term includes homes constructed before and after the effective date of the Federal Manufactured Home Construction and Safety Standards on June 15, 1976, manufactured homes must be constructed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing, and bear the appropriate insignia indicating such compliance.
 - (2) Type A. New manufactured homes certified as meeting U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards, or used manufactured homes certified as meeting the HUD standards specified above and found on inspection to be in excellent condition and safe and fit for residential occupancy.
 - (3) Type B. Used manufactured or mobile homes, whether or not certified as meeting prior HUD codes, found on inspection by the building official to be in excellent or good condition, as defined by the HUD Manufactured Home Construction and Safety Standards.
- (C) Manufactured or Mobile Home Parks.
- (1) A manufactured home park is a parcel of land at least two acres in size in the ~~R-9,600, R-7,200 or MR zone districts~~, under single ownership, on which six or more manufactured homes are occupied as residences.
 - (2) A manufactured home subdivision is designed and/or intended for the sale of lots for residential occupancy by manufactured homes.
- (D) Standards for Manufactured Housing. Manufactured housing classified in subsection (B) of this section is an allowable dwelling unit type in those zone districts in which single-family residential land uses are permitted. Such housing is subject to the building code and all standards in this code that apply to residential land uses, including the subdivision regulations contained in this code. Additionally, all manufactured housing shall be installed on permanent foundations before an occupancy permit is issued.
- (E) Standards for Type A Manufactured Homes. Type A manufactured homes are allowed in a manufactured home park as defined in subsection (C) of this section or on their own individual lots as a single-family home.

(F) Standards for Type B Manufactured Homes. A Type B manufactured or mobile home to be moved to a new location must meet the following standards:

- (1) Approval from the community development department to relocate shall be obtained.
- (2) Upon inspection by the building official, the Type B manufactured or mobile home shall be found to be in excellent or good condition prior to the move. Criteria for determining condition shall be the same as those applied to housing inspections. After moving or relocation of the Type B manufactured or mobile home, a second inspection shall be required to verify that the manufactured or mobile home remains in no less than good condition. An occupancy permit shall not be issued until such conditions are met.

(G) Site Design Criteria. The following criteria shall govern the design of a manufactured home park or mobile home park:

- (1) Manufactured or mobile home parks are allowed in the ~~R-9,600, R-7,200 and~~ MR zones.
- (2) Minimum site area for a manufactured or mobile home park is two acres.
- (3) No manufactured or mobile home park shall be located in a floodplain area or shoreline zone regardless of whether the site can be filled to one foot above the 100-year flood elevation as established by FEMA.
- (4) Density. A manufactured home park or mobile home park shall contain not less than two spaces or lots and shall not exceed the densities established by the underlying zoning.
- (5) Access. A manufactured home park shall not be established on any site without a minimum 50-foot-wide access to a public street.
- (6) Space Occupancy. Only one manufactured home shall occupy any given lot or space in the park.
- (7) Use. No building, structure, or land within the boundaries of a manufactured home park shall be used for any purpose other than the following:
 - (a) Manufactured homes used as a single-family residence only.
 - (b) Permitted accessory uses.
- (8) Setbacks. Setbacks and spacing of manufactured homes and accessory structures shall conform to the following:
 - (a) Twenty feet from the boundary of the park;
 - (b) Twenty feet from a public street;
 - (c) Ten feet from an interior private street, walking or parking area; and

- (d) Ten feet from any other manufactured home.
- (9) Storage. Storage areas comprising not more than 10 percent of the total manufactured home park site for recreational vehicles, boats, and trailers shall be provided. Such areas shall be paved and enclosed by a sight-obscuring fence, wall or landscape visual buffer.
- (10) Design Criteria for Manufactured Homes Only. Manufactured housing units intended for use as single-family dwellings must:
 - (a) Provide a roof of composition, wood shake, shingle or similar material constructed with a slope of not less than three feet in 12 feet of distance.
 - (b) Provide building exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family housing.
 - (c) Provide for at least two fully enclosed parallel sections, each of which is not less than 12 feet wide by 36 feet long.
- (11) Landscaping and Screening. A manufactured home park or mobile home park shall be developed and maintained in accordance with the following:
 - (a) All impervious surfaces shall be landscaped with living plant material or trees.
 - (b) The landscaping and screening shall comply with the requirements and standards for residential development as set forth in GPMC § 19.06.020 – Landscaping and screening.
- (12) Buffers.
 - (a) A 20-foot strip around the boundary of the park must be landscaped with trees and shrubbery to provide a visual screen.
 - (b) All open spaces and other unimproved areas must be suitably landscaped. All landscaping must be maintained and furnished with an automatic irrigation system.
- (13) Open Space.
 - (a) At least 15 percent of the gross site area must be in open space or recreational areas available for use by all residents.
 - (b) Parking, driving and setback areas and open areas less than 5,000 square feet do not count as required open space.
- (H) Phased Development. Proposed manufactured home parks of 10 or more acres in size developed after the effective date of the ordinance codified in this section may be developed in phases. Notwithstanding a change of zone or reclassification of the site which would ordinarily preclude further development, a manufactured home park which has completed the initial phase of development may be continued and developed into all additional phases indicated on the approved site plan; provided,

that this exception shall only be applicable to phases which can be substantially completed within five years of the adoption of the change of zone.

(I) Park Administration.

- (1) It shall be the responsibility of the park owner and manager to assure that the provisions of this code are observed and maintained within the manufactured home park. Violations of this code shall subject both the owner and the manager of the facility to any penalties provided for violation of this code.
 - (2) All refuse shall be stored in insect-proof, animal-proof, watertight containers which shall be provided in sufficient number and capacity to accommodate all refuse. Any storage area for refuse containers shall be enclosed by sight-obscuring fence or screening and shall be situated on a concrete pad. Refuse shall be collected and disposed of on a regular basis as determined by the city.
 - (3) All yards, roads, and open spaces within the park shall be maintained in a healthy, safe and visually pleasing manner. The city shall inspect each park annually, prior to licensing, and submit to the park owner and manager a written report stating whether or not the park is in compliance and listing any repairs or maintenance which may be required prior to issuance of a license renewal. An extension of time to complete repairs may be granted if no risk to public health or safety is created by such extension.
 - (4) Individual mailboxes shall be provided for each space in the park.
- (Ord. 740 § 1 (Exh. A), 2007; Ord. 905 § 1 (Att. A), 2016; Ord. 915 § 7, 2016)

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

(A) Purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~(ED) Nonconforming Structure Standards.~~

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

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

~~(GF) Nonconforming Development Standards.~~

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

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

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

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

Nonconforming structures or uses damaged or destroyed by fire or other calamity may be restored or reconstructed subject to the following:

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

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

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

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

19.06.145 Residential Units Within Existing Buildings

A. Purpose.

The purpose of this section is to facilitate the creation of additional housing units within existing buildings while maintaining compliance with applicable building, fire, life-safety, and health standards.

B. Applicability.

This section applies to existing buildings located in residential, commercial, and mixed-use zoning districts where residential uses are allowed.

C. Standards.

Notwithstanding any other provision of this title:

1. Additional dwelling units may be established entirely within the existing building envelope at a density up to fifty percent greater than the maximum density otherwise permitted in the underlying zoning district.
2. No additional off-street parking shall be required for dwelling units created entirely within an existing building.

Existing parking spaces required to serve existing residential uses or remaining nonresidential uses shall be retained.
3. Setbacks, hard surface allowances, and all other dimensional standards shall comply with the underlying zoning district standards.
4. The City shall not require a transportation concurrency study or environmental review solely due to the addition of dwelling units within an existing building.
5. The City shall not require compliance with current energy code requirements for portions of an existing building that are not altered as part of the project.
6. Dwelling units may be established in any portion of an existing building except ground-floor commercial or retail space located along a designated major pedestrian corridor, unless otherwise prohibited by applicable building or life-safety codes.
7. Nothing in this section shall exempt a project from compliance with applicable building, fire, health, and life-safety codes.

D. Conflict.

Where the provisions of this section conflict with any other provision of this title, the provisions of this section shall control.

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 GPMC [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](#) GPMC.

(D) Site Plan Application. The application shall meet the submittal requirements established by GPMC [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;

- (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 GPMC [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.~~

~~(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 GPMC [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 GPMC [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](#) GPMC, 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 GPMC [19.04B.240](#), Notice of decision. The decision made by the designated official may be appealed to the hearing examiner in compliance with GPMC [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](#) GPMC;

(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 GPMC [15.02.120](#);

(5) Compliance with applicable construction code requirements, Chapter [15.02](#) GPMC;

(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, GPMC [19.07.030](#), and/or flood hazard area requirements of GPMC [19.07.035](#);

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

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

(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 GPMC [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 GPMC [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.]



GRANITE FALLS

City of Granite Falls
215 S. Granite Avenue / P.O. Box 1440
Granite Falls, Washington 98252

EXHIBIT 1

P (360) 691-6441
F (360) 691-6734
www.ci.granite-falls.wa.us

PUBLIC HEARING NOTICE

City of Granite Falls

July 15, 2026

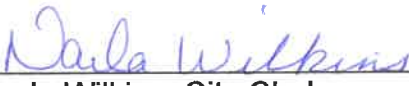
7:10 p.m., or soon thereafter

BEFORE THE GRANITE FALLS CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT, in the Granite Falls City Hall Council Chambers at 215 S. Granite Avenue, Granite Falls, WA on Wednesday, the 15th day of July, 2026, at 7:10 p.m., or soon thereafter, a public hearing will occur to receive comments regarding proposed amendments to the Unified Development Code, Title 19, and the Impact Fees Code, Title 21, of the Granite Falls Municipal Code.

Any person may appear at the hearing and may comment on the proposed amendments. If you are unable to attend the public hearing in person, you may submit your written comments by 5:00 p.m., July 15, 2026, to the attention of the City Clerk at Granite Falls City Hall, 215 S Granite Avenue, Granite Falls, WA, 98252 or to amy.hess@ci.granite-falls.wa.us, in order for your comments to be considered as part of the formal record. Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. or by calling 360-691-6441.

GRANITE FALLS CITY COUNCIL



Darla Wilkins, City Clerk

Dated this 2nd day of July, 2026.

Notice – All Proceedings of this meeting are sound recorded



VERIFICATION OF PUBLIC HEARING POSTING
FOR CONSIDERATION OF PROPOSED REVISIONS AND
UPDATES TO UDC TITLE 19 AND TITLE 21 OF THE GPMC

I, Darla Wilkins, City Clerk for the City of Granite Falls, WA hereby certifies the Notice of Public Hearing for the Granite Falls City Council was posted in three public places as described below. This Public Hearing will be held on Wednesday, July 15, 2026, at 7:10 p.m., or soon thereafter in person.

City Hall, 215 South Granite Avenue by: Darla date: 7/2/2026

Granite Falls Public Library, 815 East Galena Street by: JMG date: 7/2/2026

Granite Falls Post Office, 205 East Stanley Street by: JMG date: 7/2/2026

Emailed to the media parties of record

by: Darla date: 7/2/2026

Certified this 2nd day of July, 2026

Darla Wilkins
By Darla Wilkins, MMC, City Clerk

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1033232 PUBLIC HEARING NOTIC as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/02/2026 and ending on 07/02/2026 and that said newspaper was regularly distributed to its subscribers during all of said period.

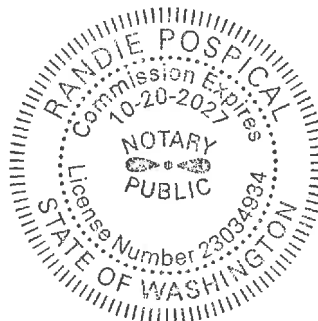
The amount of the fee for such publication is \$37.84.

Subscribed and sworn before me on this 2nd day of July, 2026

Randie P

Notary Public in and for the State of Washington.

City Of Granite Falls LEGAL ADS 14102095
DARLA WILKINS



PUBLIC HEARING NOTICE
City of Granite Falls
JULY 15, 2026
7:10 p.m., or soon thereafter
BEFORE THE GRANITE FALLS CITY COUNCIL
NOTICE IS HEREBY GIVEN THAT, in the Granite Falls City Hall
Council Chambers at 215 S. Granite Avenue, Granite Falls, WA on
Wednesday, the 15th day of July, 2026, at 7:10 p.m., or soon
thereafter, a public hearing will occur to receive comments
regarding updates to titles 19 and 21 of the Granite Falls Municipal
Code.
Any person may appear at the hearing and may comment on the
proposed revenue sources. If you are unable to attend the public
hearing in person, you may submit your written comments by 4:00
p.m., July 15, 2026, to the attention of the City Clerk at Granite
Falls City Hall, 215 S Granite Avenue, Granite Falls, WA, 98252, in
order for your comments to be considered as part of the formal
record. Additional information may be obtained at City Hall from
8:30 a.m. to 5:00 p.m. by calling 360-691-6441.
GRANITE FALLS CITY COUNCIL
Darla Wilkins, City Clerk
Published: July 2, 2026. EDH1033232

**CITY OF GRANITE FALLS
ORDINANCE NO. 1078-2026**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, AMENDING TITLE 19 GRANITE FALLS MUNICIPAL CODE BY AMENDING CHAPTER 19.02; AMENDING SECTION 19.03.050; AMENDING SECTION 19.03.070; AMENDING SECTION 19.03.080; AMENDING SECTION 19.04A.210; AMENDING SECTION 19.04C.020; AMENDING SECTION 19.04C.025; AMENDING SECTION 19.04C.075; AMENDING SECTION 19.04C.080; AMENDING SECTION 19.04D.040 AND 050, AMENDING SECTION 19.05.100 AMENDING SECTION 19.05C.055; AMENDING SECTION 19.05D.130, AMENDING SECTION 19.06.010; AMENDING SECTION 19.06.020; AMENDING SECTION 19.06.030, AMENDING SECTION 19.06.050; ADDING SECTION 19.06.095; AMENDING SECTION 19.06.140; ADDING SECTION 19.06.145; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Granite Falls is desirous of maintaining its Municipal Code such that it provides increased transparency and accountability for its residents, businesses owners, and members of the construction industry doing business within its jurisdictional boundaries; and

WHEREAS, the Washington State Legislature enacted RCW 35.21.990 to increase housing supply by facilitating the conversion of existing buildings to residential use and by encouraging adaptive reuse of existing structures; and

WHEREAS, RCW 35.21.990 requires cities to permit residential development within existing buildings located in commercial, mixed-use, and residential zones, subject to certain limitations established by state law; and

WHEREAS, RCW 35.21.990 further requires cities to allow residential uses within existing buildings at a density of at least fifty percent (50%) greater than the maximum residential density otherwise allowed in the applicable zoning district, provided that the development occurs within the existing building envelope and otherwise complies with applicable state law; and

WHEREAS, RCW 35.21.990 prohibits cities from requiring a zoning reclassification, comprehensive plan amendment, conditional use permit, variance, or similar discretionary land use approval solely to authorize the conversion of existing buildings to residential use when such conversion is otherwise eligible under state law; and

WHEREAS, the City Council finds that existing provisions of the Granite Falls Municipal Code requiring discretionary review, change-of-use approvals, or other regulatory barriers for qualifying residential conversions should be amended or repealed to ensure consistency with RCW 35.21.990; and

WHEREAS, consistent with RCW 36.70A.130(1)(a), the City of Granite Falls has taken legislative action to review, and if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of Chapter 36.70A RCW within the deadlines in subsections (4) and (5) of section .130.

WHEREAS, the City Council finds that periodic amendments to Title 19 are necessary to ensure clarity, internal consistency, consistency with the City's Comprehensive Plan, legal compliance, and effective administration of GFMC Title 19 Unified Development Code; and

WHEREAS, the proposed Title 19 amendments are intended to update and refine development standards, definitions, procedures, and administrative provisions to better reflect current planning practices, state law, and local policy objectives; and

WHEREAS, the City has reviewed the proposed amendments for consistency with the Granite Falls Comprehensive Plan and applicable state law, and finds that the amendments are consistent with and further the goals and policies of the Comprehensive Plan; and

WHEREAS, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments set forth in this ordinance; and

WHEREAS, public notice in accordance with state law and Granite Falls Municipal Code was provided for all public hearings, notifying the general public of their opportunity to provide public input concerning the proposed amendments, and public testimony and written comments were considered; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments at its June 9, 2026 meeting. Two members of the public were present but did not provide testimony; and

WHEREAS, the Planning Commission made a recommendation to City Council to accept the proposed amendments as prepared by staff; and

WHEREAS, the City Council has considered the staff report, Planning Commission recommendation, public testimony, and the entire record before it; and

WHEREAS, the City Council finds that adoption of the Title 19 amendments is in the best interest of the public health, safety, and welfare of the residents of Granite Falls, will promote orderly growth and development within the City, and is necessary to implement the requirements and intent of RCW 35.21.990;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANITE FALLS DO ORDAIN AS FOLLOWS:

Section 1. Findings. The above recitals are hereby adopted by reference as legislative findings in support of this ordinance.

Section 2. Amendments of Title 19 GFMC. Title 19 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as shown in Attachment A.

Section 3. Effective Date of Adoption. The Code Amendments adopted by the Ordinance shall become effective five days following publication of this Ordinance.

Section 4. Severability. If any section, sentence, clause, or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

PASSED this ____ day of _____, 2026, and signed in authentication of its passage this ____ day of _____, 2026.

Matthew Hartman, Mayor

Attest:

Darla Wilkins, MMC
City Clerk

Thom Graafstra, City Attorney
Emily Guildner, City Attorney

Date of Publication: _____
Effective Date: _____

GFMC 19.02.130 – M.

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

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

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

~~“Manufactured or mobile home park” means a residential development in which the land is owned, operated, and maintained as a commercial business and the individual manufactured homes are either leased or are located on leased sites.~~

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

19.03.070 Downtown residential (DT-2,500) zone.

The downtown residential (DT-2,500) zone designation shall provide more flexible zoning for residential uses that are compatible with the quality and character of the existing area. This area has traditionally been a single-family, duplex and triplex zone of predominantly single-family character. This zone is intended to allow for flexibility to allow the use of the existing small lots for densities of single-family, duplex, and triplex developments.

19.03.035 Permitted uses.

Table 19.03-I: Permitted Uses by Zoning District

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

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Essential public facilities		C	C	C	C	P	P	P	P		C		
Municipal parking area				P	P	P	P		P		P		
Place of worship		C	C	C	C	C	C				P		
Preschool					C	P	P		P	C			
Public library											P		
Public parks	C	P	P	P	P	P	P				P		
Public safety facilities	P	C	C	P	P	P	C	P	P	P	P		

Table 19.03-1: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/Institutional	(OS) Open Space	(PP) Public Park
Public facilities and utilities	C	C	C	C	C	C	C				P		
Social or civic organization facility				C	C	P	P				P		
INDUSTRIAL													
Accessory living quarters								P (second ary use)	P (second ary use)	P (second ary use)			
Building material sales and storage					C	P	P	P	P	C			

Table 19.03-I: Permitted Uses by Zoning District

	(R-2.3) Riverfront Residential	(R-9600) Residential 9,600	(R-7200) Residential 7,200	(MR) Multiple Residential	(DT- 2500) Downtown Residential	(CBD) Central Business District	(GC) General Commercial	(IR) Industrial/ Retail	(LI) Light Industrial	(HI) Heavy Industrial	(P/I) Public/ Institutional	(OS) Open Space	(PP) Public Park
Commercial laundries and cleaners					C	P	P	P	P				
Commercial nurseries/greenhouses						C	P	P	P				
Communication facility	P	P	P	P	P	P	P	P	P	P	C		
General warehousing including wholesale trade								P	P				

Table 19.03-I: Permitted Uses by Zoning District

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

Table 19.03-I: Permitted Uses by Zoning District

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

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

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Boarding house	P	P	P	P	P	P	P						
Courtyard apartments				P	P								
Duplex		P	P		P								
Dwelling, multiple- family				P	C	P ⁴	C						
Dwelling, single- family	P	P	P	P	P								
Emergency temporary shelter						P	P				P		
Family daycare	C	C	C	C	C	C	C						

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

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

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Animal shelter							C		P	P	C		
Art galleries						P	P	P					
Automobile sales and rentals							P	P	P				
Automobile fueling and service							P	P	P				
Banks, business and drive up banking						P	P	P					
Bed and breakfast		C	C		C								
Boat sales and repair							P	P	P	P			

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Cabinet and furniture shops					C	P	P	P	P				
Cafeteria or limited service restaurant						P	P	P					
Cemetery											P		
Commercial kennels and catteries		C	C				P	P	P				
Commercial nursery/greenhouses								P	P	P			
Convenience store						P	P	P					

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Day care centers	P	P	P	P	P	P	P	P ¹					
Dog day care		C	C			P	P	P					
Drive in espresso/coffee business						P	P	P					
Drycleaners/laundromats						P	P	P	C				
Florists, retail						P	P	P					
Fitness centers and workout gyms						P	P	P	C				
Gambling premises						C	P						

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Health and personal care stores						P	P	P					
Heavy equipment sales, service/repair, and rental							C	P	P	P			
Hospitals					C		C	P			P		
Hotels/motels						P	P						
Light equipment sales, rental, and repair						P	P	P	P				

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Lodge, resort, and recreational facilities	C	C ³	C										
Lumberyards, retail							P	P	P	P			
Marijuana retailer						P	P						
Medical or dental office/clinic					C	P	P	P	P		P		
Microbreweries and brew pubs						P	P	P	P				
Motorcycle sales and service, interior only						C	P	P	P				

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Museum					P	P	P	C			P		
Nursery, indoor retail sales							P	P	P				
Office, business, or professional					C	P	P	P					
Outdoor storage and/or display						C	C	P	P	P			
Personal service establishment		C	C	C	C	P	P	P					
Pet shop, grooming and supplies						P	P	P					
Private kennel		C											

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Private parking facility				P		P	P	P	P	P			
Recreation and entertainment – indoor commercial					C	P	P	P	P				
Recreation and entertainment – outdoor commercial					C	C	P	P					
Recreation vehicle sales and repair							P	P	P				
Recycling collection station							P	P	P				

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Restaurant, full service						P	P	C					
Retail trade – small scale (under 2,500 square foot floor area)				C	C	P	P	P	P				
Retail trade – medium scale (2,500 – 20,000 square foot floor area)						P	P	P	P				
Retail trade – large scale (over 20,000 square foot floor area)						C	P	P					

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

¹ Permitted as a secondary use.

² Within an approved residential use

³ On parcels with any portion within 200 feet of a shoreline of statewide significance that comply with the provisions of the city's shoreline master program.

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

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

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

19.03.070. Downtown residential (DT-2,500) zone.

The downtown residential (DT-2,500) zone designation shall provide more flexible zoning for residential uses that are compatible with the quality and character of the existing area. This area has traditionally been a single-family, duplex and triplex zone of predominantly single-family character. This zone is intended to allow for flexibility to allow the use of the existing small lots for densities of single-family, duplex, and triplex developments.

- (A) See Table 19.03-I, GPMC § 19.03.035, for a list of permitted uses in the DT-2,500 zone.
- (B) Minimum Lot Size. Minimum lot size in the downtown residential (DT-2,500) zone is 2,500 square feet per dwelling unit.
- (C) Minimum Lot Width. Minimum lot width in the downtown residential (DT-2,500) zone is 30 feet. Corner lots shall have a lot width of not less than 40 feet.
- (D) Minimum Building Setbacks. Minimum building setbacks in the downtown residential (DT-2,500) 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.
 - (3) Rear yard: 10 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.
 - (5) 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.
 - (6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
 - (7) Garage, carport, fenced parking area setbacks: At least 20 linear feet of paved driveway shall be provided in front of any garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.

(E) Maximum Height. Maximum height in the downtown residential (DT-2,500) zone is 33 feet.

- (F) Maximum Hard Surface Coverage. Maximum hard surface coverage in the downtown residential (DT-2,500) zone is 70 percent.
- (G) Maximum Density. Maximum density in the downtown residential (DT-2,500) zone is 15 dwelling units per acre. Density maximums do not apply to conversions meeting the requirements of GFMC 19.06.145.
- (H) Minimum Density. Minimum density in the downtown residential (DT-2,500) zone is 10 dwelling units per acre.
(Ord. 740 § 1 (Exh. A), 2007; Ord. 862 § 16, 2013; Ord. 905 § 1 (Att. A), 2016; Ord. 937 § 11 (Exh. J), 2017; Ord. 1069, 2025)

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, GPMC 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.]

19.03.080. 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 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.
 - (5) 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.

- (6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
- (7) Garage, 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, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, 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.
 - ~~(3)~~(4) Density maximums do not apply to conversions meeting the requirements of GPMC 19.06.145
- (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.

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(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. 740 § 1 (Exh. A), 2007; Ord. 862 § 17, 2013; Ord. 883 § 7, 2014; Ord. 905 § 1 (Att. A), 2016; Ord. 937 § 12 (Exh. K), 2017; Ord. 960 § 7 (Exh. F), 2018; Ord. 1069, 2025; Ord. 1070 § 4, 2026)

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
Type I:								
Grading permit and sign permit	No	No	No	No	DO	HE	No	Yes

Table 19.04A-1: 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
Accessory dwelling unit	No	No	No	No	DO	HE	No	Yes
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

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>
Type II:								
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	40 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							

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
Administrative conditional Conditional use Permit and variances	45 10-day NOA	DO	No	No	DO	HE	No	Yes
Final plat	40-day NOA No	No	No	No	CC	No	No	Yes
Minor amendments to Type III permits	10-day NOA	No	No	No	DO	HE	No	Yes
Official site plan for manufactured home parks, PRD;s	15-day NOA	DO	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
<u>and residential condominiums</u>								
Type III:								
<u>Conditional use permit and variances</u>	15-day NOA 40-day NOH	No	No	HE	HE	No	No	Yes
Preliminary plat	15-day NOA 10-day NOH	DO	PN 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	PN 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
Official site plan for manufactured home parks, PRD, and residential condominiums	15-day NOA 10-day NOH	DO	PC	HE	HE	No	No	Yes
Day care centers	15-day NOA 10-day NOH	DO	No	HE	HE	No	No	Yes
Major amendments to Type III permits	15-day NOA 10-day NOH	DO	No	HE	HE	No	No	Yes
Type IV:								
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	10 15-day NOH	DO	No	PC	CC	No	No	Yes

NOH Notice of Hearing (per GPMC 19.04A.260)

PC Planning Commission

CC City Council

CE City Engineer

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 (~~per GFMG 19.04B.225~~)

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 GPMC 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 GPMC 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 GPMC 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 GPMC 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.025 Change of use.

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

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

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

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

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

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

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

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

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

(D) Substantial Change in Use

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

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

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

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

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

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

(2) Utilities and Infrastructure.

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

(3) Life Safety and Building Code Compliance.

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

(4) Operational Limitations.

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

(5) Environmental Compliance.

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

19.04C.025 Change of use.

(A) This section governs requests for substantial change of the use of a structure or property. ~~These provisions do not apply to new residential units within existing structures that comply with 19.06.145 GFMC.~~

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

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

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

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

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

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

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

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

(D) Substantial Change in Use

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

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

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

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

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

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

(2) Utilities and Infrastructure.

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

(3) Life Safety and Building Code Compliance.

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

(4) Operational Limitations.

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

(5) Environmental Compliance.

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

§ 19.04C.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.040 Lot standards.

(A) Suitability for Intended Use. All lots shall be suitable for the general purpose for which they are intended to be used. No lot shall be of such size or design as to be detrimental to the health, safety or sanitary needs of the residents of the subdivision or such lot.

(B) Lots shall be created by following the procedures of Chapter [19.05](#) GFMC, Subdivisions, Binding Site Plans, and Boundary Line Adjustments, and this title.

(C) No lot shall be established which is in violation of the Granite Falls Municipal Code.

(D) Lot Shapes. Lot shapes shall be designed to avoid awkward configuration or appendages.

(E) Width – Area – Frontage. Each lot shall have sufficient width, area and frontage to comply with the minimum site requirements as set forth in GFMC [19.06.010](#), Density and dimension.

(F) Depth. Each lot should have an average depth between the front and rear lot lines of not less than one foot depth for each one foot of width.

(G) Front Lot Line. For corner lots, double frontage lots, and single frontage lots, the front lot line shall be the property line(s) separating the lot from a street or vehicle access corridor from which the lot takes primary access.

(H) Side Lot Lines. As much as possible, where topography and natural features permit, side lot lines should run at right angles to the street upon which the lot faces, except that on curved streets they shall be radial to the curve.

(I) Building Setback Lines. Where watercourses, topography, geology and soils, vegetation, utilities, lot configuration, or other unique circumstances dictate a different building envelope than that set by GFMC [19.06.010](#), Density and dimension, building setback lines may be required to be shown on the final plat or short subdivision map and observed in the development of the lot.

(J) Future Subdivision of Lots. Where the subdivision or short subdivision will result in a lot one-half acre or larger in size which is likely to be further divided in the future, it may be required that the location of lot lines and other details of layout be such that future division may readily be made without violating the requirements of this section and without interfering with orderly extension and connection of adjacent streets. It is intended that the lot lines and other details of future subdivision be advisory only, and shall not be final or binding on the applicant unless he makes further application; however, any restriction of

buildings within future street locations may be imposed and may require such restrictions to be set forth on the final plat or short subdivision. [Ord. 1020 § 1 (Att. A), 2022.]

19.04D.050 Exception to lot standards.

(A) Cluster – Zero Lot Line – Townhouse Development. The relaxation of building setbacks, lot size and lot frontage requirements as set forth in GFMC 19.06.010, Density and dimension, and GFMC 19.04D.040, Lot standards, may be authorized for a subdivision developed in compliance with GFMC 19.06.010(E), General Development Standards. Such authorization shall only occur where the applicant presents a plan whereby the entire subdivision will be designed and developed with provision for proper maintenance of recreation facilities and open space which will be commonly available for use of the residents of the subdivision and which will be of such benefit to said residents as is equal to that which would be derived from observance of the size and frontage requirements otherwise specified. The relation of said requirements shall not violate the purpose and criteria set forth in GFMC 19.05.005, Introduction and purpose, and GFMC 19.04D.020, Review and approval criteria, respectively.

(B) Eminent Domain. Parcels smaller than otherwise permitted by the Granite Falls Municipal Code may be created through the action of governmental agencies including the city of Granite Falls by such actions as eminent domain and the splitting of a parcel by dedicated right-of-way. Wherever possible, such parcels shall be merged in title with adjacent lots to create lots in compliance with the Granite Falls Municipal Code.

(C) Substandard Lots. A lot of record that was lawfully created prior to the effective date of the Granite Falls Municipal Code, and which does not meet current minimum lot area or dimensional standards of the applicable zoning district, may be recognized as a conforming lot of record, provided that:

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

~~A lot of record created prior to the effective date of the Granite Falls Municipal Code that does not meet the minimum area or dimensional requirements of the land use district in which located shall be considered a conforming lot of record if the following requirements are met: there must be no adjoining lots of record of continuous boundary in the same ownership to which the substandard lot can be merged in title or with which the lot lines~~

~~can be adjusted to create lots of record which would comply with the Granite Falls Municipal Code.~~

~~(D) Lots for Building Pads. In industrial, business and multiple residential zones, lots with boundaries coterminous or nearly so with building walls may be created. The standards that normally would apply to such lots shall apply instead to the project tract of which such lots are a part.~~ [Ord. 1020 § 1 (Att. A), 2022.]

19.04D.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) 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.~~

~~(F) 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.~~

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

~~(H) 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 GPMC. 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 GPMC 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:~~

~~(407)~~ 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.

(11.8) 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:

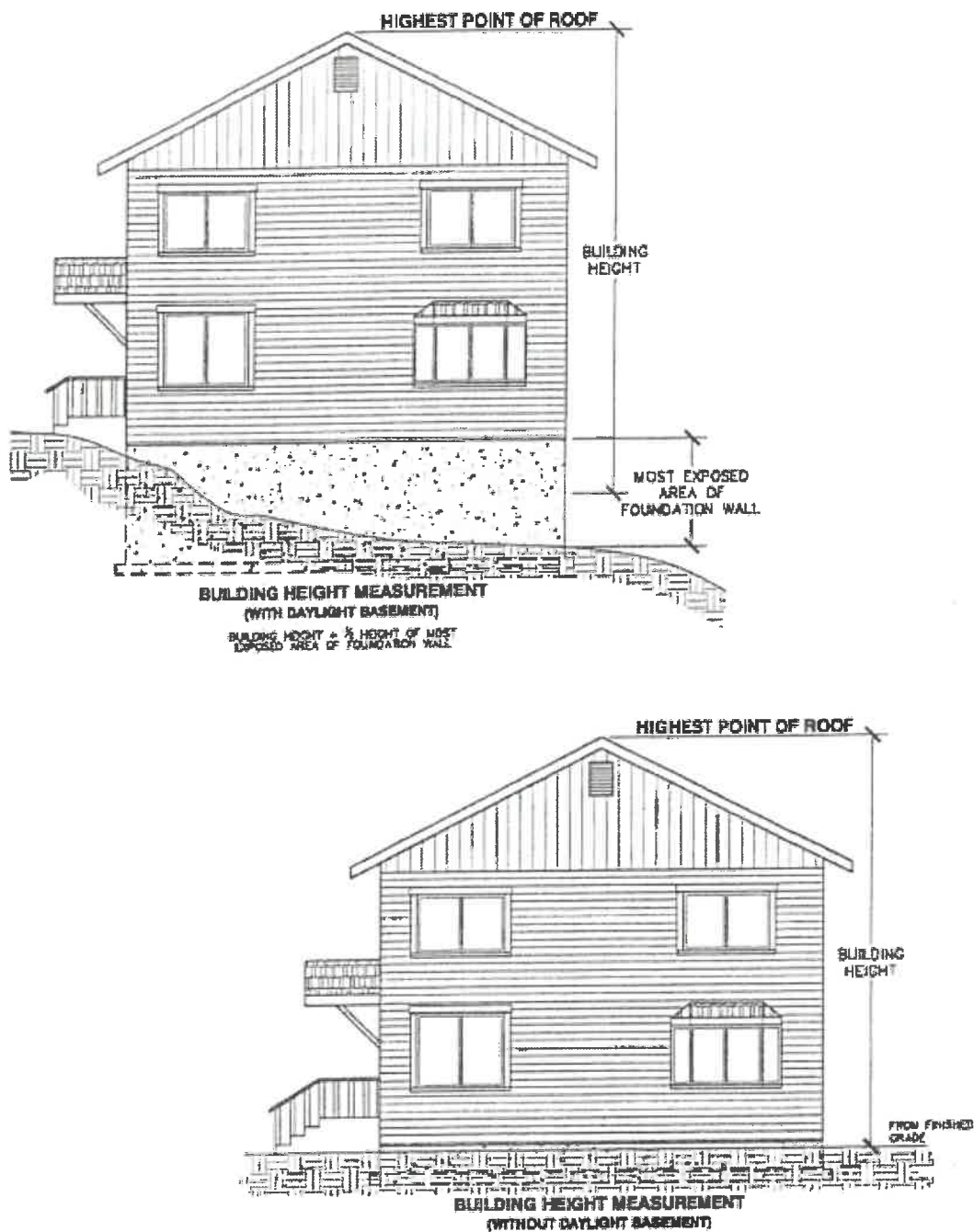
(a) Church spires, belfries, domes, chimneys, antennas, satellite dishes, ventilation stacks, or similar structures, provided the structure is set back from all property lines a distance equal to the height of the structure.

(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.~~

(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.~~

(22) 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:~~

~~(d)~~ **The maximum length of a “flag” shall be 200-150 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.

(d3) 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.]

19.06.020 Landscaping and screening.

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

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

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

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

(C) Landscape Plan Submittal Requirements. A plan of the proposed landscaping and screening of projects subject to this section shall be provided as part of the application and shall contain the following:

- (1) The footprint of all structures;

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

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

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

(E) Preservation of Significant Trees and Vegetation.

- (1) The city of Granite Falls shall assume jurisdiction and implementation of the Class IV Forest Practices Act as defined by the Washington State Department of Natural Resources (DNR).

(2) Significant trees, which include evergreen and/or deciduous trees, excluding alders or cottonwoods, 10 inches in diameter or greater measured at a point four and one-half feet above existing grade, shall be retained as follows:

(a) Perimeter landscaped areas that do not constitute a safety hazard shall be retained.

(b) At the discretion of the designated official, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention, including those located within native growth protection area (NGPA) tracts (specifically along the fringes) or other areas as identified. The arborist shall make a written recommendation to the planning department with regard to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.

(c) To provide the best protection for significant trees or areas of native vegetation designated as landscape buffer during the construction stage, a temporary five-foot-high, orange clearing limits construction fence shall be erected in a line generally corresponding to the drip line of any significant tree to be retained, or five feet wide around native vegetation to be retained. Clearing, grading or contour alteration is not permitted within this no construction zone unless a qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation. All such fencing shall be installed and inspected by the community development department prior to commencement of site work.

(d) At the discretion and approval of designated official, where it is not feasible and/or desirable to retain the significant trees, the applicant may propose a planting plan on an alternative site or area, or payment into the city tree fund, that provides effective replacement of the functions and/or value lost through removal of the significant trees.

(e) Significant trees removed shall be replaced at a ratio of one replacement tree for every significant tree removed. The type, species, and location of the replacement trees shall be subject to approval by the designated official. Replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting.

(f) The designated official may authorize the exclusion of any tree which for reasons of health, age or site development is not desirable to retain.

(g) The designated official may also determine a tree to be significant due to the uniqueness of the species or to protect a wildlife habitat.

(3) If the grade level adjoining a tree to be retained is altered such that the tree might be endangered, then a dry rock wall or rock well shall be constructed around the tree. The diameter of this wall or well must be approximately the diameter of the “drip line” of the tree.

(4) Hard surface or compactible surfaces within the area defined by the drip line of any tree to be retained may be permitted if a qualified arborist certifies that such activities will not endanger the tree or trees.

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

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

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

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

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

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

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

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

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

(G) Required Buffers and Screening.

Table 1

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

Table 1

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

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

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

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

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

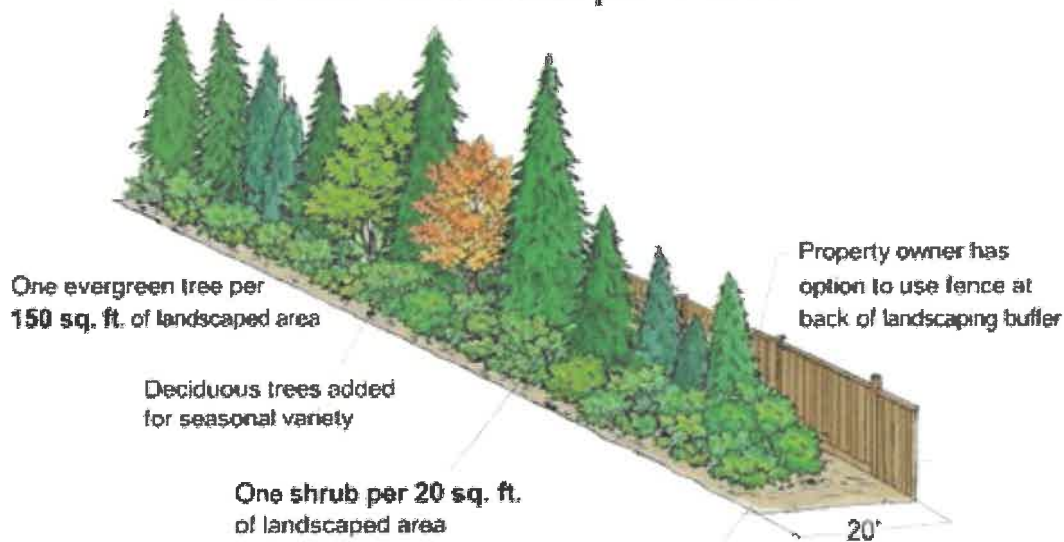
(2) Property owners are encouraged to preserve existing native and noninvasive vegetation within the buffer area to satisfy screening requirements. Credit toward compliance may be granted for retained trees and shrubs based on species, size, health, and overall effectiveness in providing visual screening,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

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

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

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

20-foot Landscape Buffer



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

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

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

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

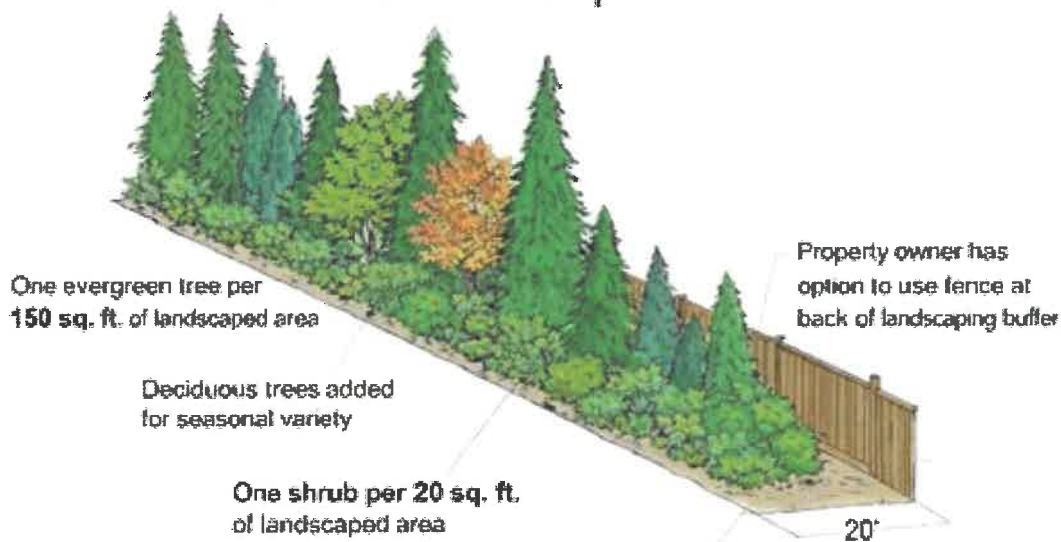
D. Ground Cover. Ground cover shall be installed and spaced to achieve complete coverage of the buffer area within three years. Shrubs in four-inch pots shall be planted at 18 inches on center, and shrubs in one-gallon or greater sized containers shall be planted at 24 inches on center.

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

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

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

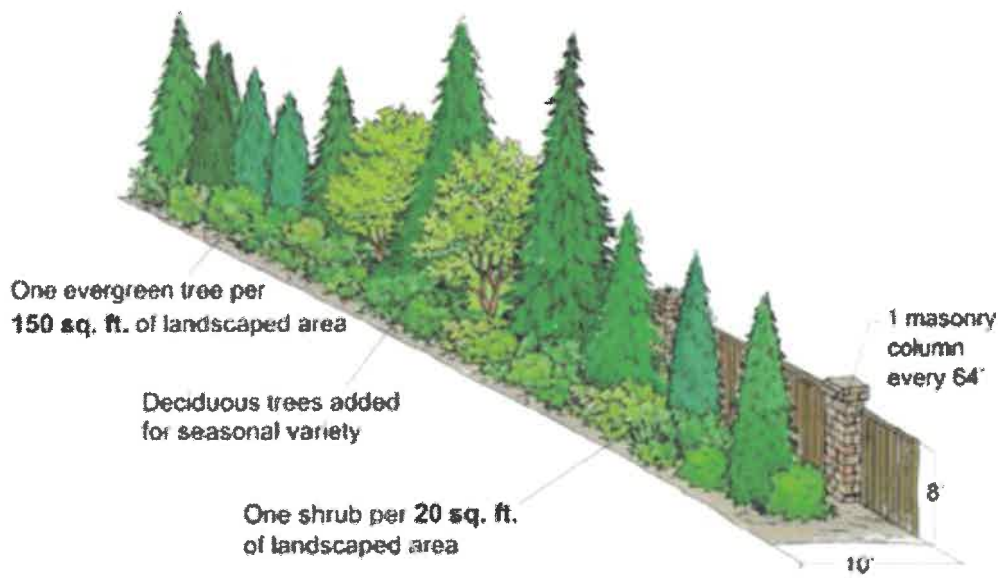
20-foot Landscape Buffer



20-Foot Landscape Buffer

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

10 ft wide buffer with fence



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

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

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

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

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

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

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

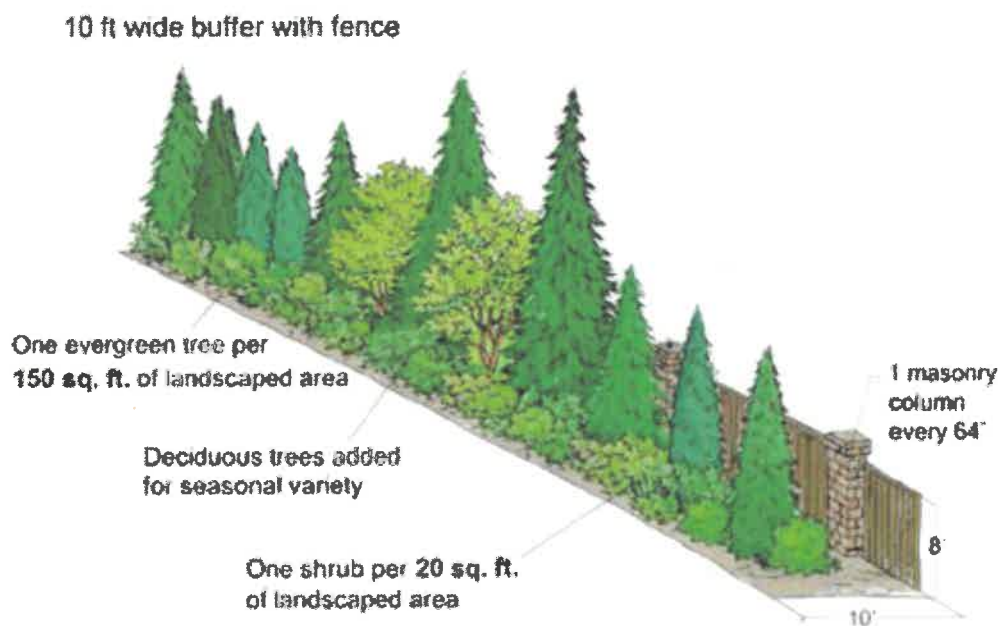
(5) Fence Standards.

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

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

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

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



Fence Option with Masonry Columns

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

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

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

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

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

(I) Parking Lot Landscaping and Screening. The standards of this section shall apply to all public and private parking lots and parking areas providing spaces for 10 or more cars.

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

(2) In order to protect vision clearances, areas around driveways and other access points are not required to comply with the full screening height standards. The specific horizontal distance exempt from this standard shall be 20 feet.

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

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

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

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

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

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

(2) Planting beds shall not be located over hard surfaces;

(3) All landscaped areas shall be provided with automatic irrigation systems except landscaping on a single-family lot may be irrigated with hose bibs within 75 feet of plantings;

(4) Dead or dying trees or shrubs shall be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees;

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

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

(7) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.

[Ord. 1070 § 9, 2026; Ord. 1069, 2025; Ord. 974 § 9, 2019; Ord. 960 § 12 (Exh. K), 2018; Ord. 924 § 2 (Exh. A), 2017; Ord. 915 § 8 (Att. D), 2016; Ord. 905 § 1 (Att. A), 2016; Ord. 827 § 17, 2012; Ord. 740 § 1 (Exh. A), 2007.]

§ 19.06.030. Fences.

Purpose. The fence standards promote the benefits of fences while minimizing adverse impacts on public safety, neighborhood compatibility, and community appearance. Fences may provide privacy, security, protection for children and pets, screening of outdoor storage and service areas, separation from busy streets, property boundary definition, and aesthetic enhancement. Potential adverse effects include reduced visibility for motorists and pedestrians, impaired surveillance, hindered emergency access, and unattractive streetscapes. All fences shall be designed and maintained so they do not create hazards by obstructing visibility at intersections, driveways, sidewalks, or access points.

(A) General Standards

(1) Prohibited Materials.

Barbed wire and razor wire fences are prohibited except for:

- a. Livestock enclosures;
- b. Public utility facilities, transmitter sites, and transformer sites;
- c. Government facilities where security or public safety requires such fencing;
- d. Industrial-zoned properties; and
- e. Automobile holding yards or similar businesses when required by state law.

(2) Height Measurement.

- a. Fence height shall be measured from natural ground level to the top of the fence.
- b. Where ground elevations differ on either side of a fence, height may be measured from the higher grade.

(3) Additional Height Provisions.

- a. A fence located on top of a rockery may exceed the maximum permitted height only if the portion above the permitted height is open-work.
- b. Schools, parks, public facilities, utility sites, and government facilities may install taller open-wire security fencing when necessary.

(4) Fire Hydrants.

Fences near fire hydrants shall comply with applicable fire code requirements.

(B) Residential Zones

(1) Maximum Fence Height.

Along Access Streets

<u>Location</u>	<u>Maximum Height</u>
<u>Front Yard</u>	<u>4 feet for solid fences; 6 feet if entirely open-work</u>
<u>Side Yard</u>	<u>6 feet</u>
<u>Rear Yard</u>	<u>6 feet</u>

Along Arterial Streets

<u>Location</u>	<u>Maximum Height</u>
<u>Front Yard</u>	<u>6 feet, provided the top 2 feet are open-work</u>
<u>Side Yard</u>	<u>6 feet</u>
<u>Rear Yard</u>	<u>6 feet</u>

(2) Setbacks.

- a. Solid fences exceeding 4 feet in height shall be set back a minimum of 20 feet from the street right-of-way.
- b. On corner lots, the setback applies only along the street providing primary access.
- c. The Designated Official may reduce or waive the setback if visibility and public safety are maintained.
- d. A 4-foot fence, or a 6-foot fence with the top 2 feet open-work, may be located at the front property line if visibility is maintained.
- e. No setback is required in side or rear yards.

(C) Commercial and Industrial Zones

(1) Maximum Fence Height.

<u>Zoning District</u>	<u>Maximum Height</u>
<u>Commercial and Business Zones</u>	<u>8 feet</u>
<u>Industrial Zones</u>	<u>10 feet</u>

(2) Setbacks.

- a. Solid fences exceeding 4 feet in height shall be set back a minimum of 20 feet from the street right-of-way.
- b. On corner lots, the setback applies only along the street providing primary access.
- c. The Designated Official may reduce or waive the setback if visibility and public safety are maintained.
- d. A 4-foot fence, or a 6-foot fence with the top 2 feet open-work or 6-foot fence completely open-work, may be located at the front property line if visibility is maintained.
- e. No setback is required in side or rear yards.

(D) Variances

(1) Authority.

The Designated Official may approve a variance from these fence standards when special circumstances or practical difficulties exist and the variance will not be detrimental to public health, safety, welfare, or the environment.

(2) Application Requirements.

- a. Variance requests shall be submitted on a City form.
- b. The applicant shall notify adjoining property owners by mail or personal service when the application is submitted.

c. The notice shall describe the proposed fence location and height.

(3) Review Criteria.

In considering a Type I variance request, the Designated Official shall evaluate whether:

- a. The fence will not create a visibility or safety hazard;
- b. The fence will not interfere with easements or legal property rights;
- c. The fence will not adversely affect neighboring properties;
- d. Fences exceeding 6 feet in height obtain any required building permits; and
- e. Supporting information, including site plans or elevations, justifies the request.

(4) Decisions and Appeals.

- a. Each variance request shall be reviewed on its own merits and shall not establish precedent.
- b. The Designated Official's decision may be appealed to the Hearing Examiner within 14 calendar days of the written decision.

(Ord. 740 § 1 (Exh. A), 2007; Ord. 905 § 1 (Att. A), 2016; Ord. 994 § 4, 2020)

~~(A) Purpose. The purpose of this section is to help explain the city's fence regulations in residential areas.~~

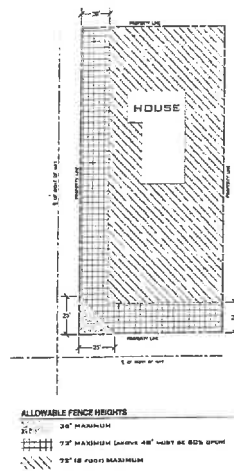
- ~~(1) Fences and hedges over 48 inches high but less than 72 inches high may be located in any yard. On a street setback yard, for any portion of a fence or wall over 48 inches high, 80 percent of the fence area shall be open to light and vision.~~
- ~~(2) At the intersection of two street setback areas, no structure or hedge shall exceed 36 inches in height for the triangular area formed by 25 feet of each street lot line from the point of intersection, or center of the arc of the curve, and a line connecting the ends of these lines.~~
- ~~(3) In a residential area, the street setback area extends 20 feet from the edge of the public right-of-way into the yard. It is the person putting up the fence's responsibility to accurately determine property line locations before construction.~~

~~(B) The designated official or designee may allow for administrative deviation to fences that do not conform to the regulations of this section.~~

- ~~(1) As part of approving fences under this section, the designated official may impose conditions or limitations on fences allowed under this section to ensure that such fences conform with the purpose and intent of this chapter and this title.~~

Figure 2—Allowable Fence Heights

I



(Ord. 740 § 1 (Exh. A), 2007; Ord. 905 § 1 (Att. A), 2016; Ord. 994 § 4, 2020)

19.06.050 Loading area and off-street parking requirements.

(A) Purpose. The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles.

(1) Required Automobile Parking Spaces. Off-street parking spaces shall be provided as an accessory use in accordance with the requirements of this section at the time any building or structure is erected, enlarged, or expanded.

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

(3) Location. Off-street parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

(a) For a single-family dwelling or multifamily dwelling, the parking facilities shall be located on the same lot or building site as the building they are required to serve.

(b) For churches, hospitals, large group homes, institutions, rooming and lodging houses, nursing and convalescent homes, community clubs, and clubrooms, parking facilities shall be located not farther than 150 feet from the facility.

(c) For uses other than those specified, parking facilities shall be located not farther than 300 feet from the facility.

(4) Unit of Measurement. In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 18 inches of width or 80 square feet of open area of such seating facilities should be counted as one seat for the purpose of determining requirements of off-street parking facilities under this title.

(5) Expansions or Enlargements. Where any structure is enlarged or expanded, off-street parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of subsection (A)(8) of this section. Nothing in this title shall be construed to require off-street parking spaces for the portion of said building or structure existing at the effective date of the ordinance codified in this title. A change in use in an existing structure

shall require additional off-street parking spaces as set forth in subsection (A)(8) of this section.

(6) Exemptions.

(a) The expansion or enlargement of an existing building (a building that received a certificate of occupancy at least three years prior to the permit application for expansion) for the addition of residential units shall not require additional parking stalls.

(b) Existing Uses in Central Business District. Existing businesses and uses in the central business district (CBD) zone that were lawfully established prior to December 15, 2025, are not required to provide off-street parking. However, any expansion, change of use, or redevelopment that increases parking demand as calculated under Table 1 shall provide parking for the incremental increase in demand, unless otherwise exempted under this subsection (6).

(7) Mixed Occupancies. In the case of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereafter specified in subsection (A)(9) of this section for joint use.

(8) Uses Not Specified. In the case of a use not specifically mentioned in subsection (A)(9) of this section, the requirements for off-street parking facilities shall be determined by the designated official. Such determination shall be based upon the requirements for the most comparable use specified in subsection (A)(9) of this section or on a parking study of three or more of the same use located in communities within the Puget Sound region.

(9) Parking Spaces Required for Particular Uses. The minimum number of off-street parking spaces required for residential and nonresidential uses shall be as set forth in the following table:

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
Accessory dwelling units	1 off-street space per ADU on lots up to 6,000 square feet in size.

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
	2 off-street spaces per ADU on lots 6,000 square feet or greater in size.
Adult family home	1 for each 2 beds.
Banks and financial services	1 for each 400 square feet of gross floor area.
Bed and breakfast	1 for each bedroom and 2 per facility.
Boarding house	0.25 for each sleeping room.
Churches	1 for each 5 seats in the principal place of assembly for worship, including balconies and choir lofts.
Commercial retail	1 for each 300 square feet.
Congregate care facility/retirement center	One-half space per dwelling unit and one space per employee based on the maximum potential number of employees during a single shift.
Day care center, commercial	1 for each employee, plus 1 for every 10 children or adults.
Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs	1 for each 200 square feet of gross floor area.
Family day care	1 for each employee, plus 1 additional, not including required residential spaces.
Hospitals	1 for each 2 beds.
Indoor recreational facilities	1 for every 3 people that the facility is designed to accommodate when fully utilized.

Table 1 – Parking Spaces Required

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

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
Vehicle services, major	2.5 for retail or office space plus 2 per service bay.
Vehicle storage, small or large	2 for office space plus 3 for storage yard.
Warehousing	1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater. ¹

¹ May be reduced upon submittal of a parking demand study prepared by a qualified professional demonstrating that a lesser amount of parking will adequately serve the proposed use.

(10) Required Loading Areas.

(a) In any commercial and manufacturing zones, and for any institutional use in whatever zone it may be located, every building or portion of building hereafter erected or structurally altered to provide additional floor space shall be provided with a minimum of one off-street or off-alley loading space for each 10,000 square feet of usable floor space within the building, which usable floor space is intended to be used for or is used for merchandising, manufacturing, warehousing, or processing purposes. If the building contains less than 10,000 square feet of usable floor space, the requirement for an off-street or off-alley loading space may be waived by the building inspector.

(b) If the building contains more than 24,000 square feet of floor space so used, then there shall be one additional loading space provided for each additional 24,000 square feet of floor space.

(c) Each loading space shall measure not less than 30 feet by 12 feet, shall have an unobstructed height of 14 feet, shall be made permanently available for such purpose, and shall be surfaced, improved, and maintained. Such facilities shall be so located that trucks using the same shall not encroach upon or interfere with areas reserved for off-street parking nor project into any public right-of-way and shall be adjacent to the building to be served thereby. If the site upon which such loading space or spaces are to be located abuts upon an alley, such loading space or spaces shall be off-alley. If the loading space is incorporated within a building, then, as to location, the requirements of this section shall not apply.

(d) Any floor area provided by additions to or structural alterations to a building shall be provided with loading space or spaces as set forth herein whether or not loading spaces have been provided for the original floor space.

(11) Alley Access to Parking. The alleys located in the four-block area bordered by Stanley Street, Wabash Avenue, Union Street, and Cascade Avenue may be used to access off-street parking for customers. All other alleys in the city may be used to access off-street parking for employees and residents only. Access to customer off-street parking outside of the downtown parking area illustrated in Figure 3 in GFMC 19.06.060 shall be from a public street and not an alley.

(12) Tandem Parking. Tandem parking spaces only count as one parking space when calculating the number of parking spaces required under subsection (A)(9) of this section. [Ord. 1070 § 10, 2026; Ord. 1069, 2025; Ord. 994 § 5, 2020; Ord. 960 § 13 (Exh. L), 2018; Ord. 937 § 22 (Exh. U), 2017; Ord. 924 § 2 (Exh. A), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 883 § 12 (Att. C), 2014; Ord. 862 § 48, 2013; Ord. 740 § 1 (Exh. A), 2007.]

19.06.095 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

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

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

(A) Purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~(ED) Nonconforming Structure Standards.~~

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

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

~~(GF) Nonconforming Development Standards.~~

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

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

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

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

Nonconforming structures or uses damaged or destroyed by fire or other calamity may be restored or reconstructed subject to the following:

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

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

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

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

19.06.145 Residential Units Within Existing Buildings

A. Purpose.

The purpose of this section is to facilitate the creation of additional housing units within existing buildings while maintaining compliance with applicable building, fire, life-safety, and health standards.

B. Applicability.

This section applies to existing buildings located in residential, commercial, and mixed-use zoning districts where residential uses are allowed.

C. Standards.

Notwithstanding any other provision of this title:

1. Additional dwelling units may be established entirely within the existing building envelope at a density up to fifty percent greater than the maximum density otherwise permitted in the underlying zoning district.
2. No additional off-street parking shall be required for dwelling units created entirely within an existing building.

Existing parking spaces required to serve existing residential uses or remaining nonresidential uses shall be retained.
3. Setbacks, hard surface allowances, and all other dimensional standards shall comply with the underlying zoning district standards.
4. The City shall not require a transportation concurrency study or environmental review solely due to the addition of dwelling units within an existing building.
5. The City shall not require compliance with current energy code requirements for portions of an existing building that are not altered as part of the project.
6. Dwelling units may be established in any portion of an existing building except ground-floor commercial or retail space located along a designated major pedestrian corridor, unless otherwise prohibited by applicable building or life-safety codes.
7. Nothing in this section shall exempt a project from compliance with applicable building, fire, health, and life-safety codes.

D. Conflict.

Where the provisions of this section conflict with any other provision of this title, the provisions of this section shall control.

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;

- (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 GPMC 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 GPMC 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.

~~(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, GPMC 19.07.030, and/or flood hazard area requirements of GPMC 19.07.035;

(8) Compliance with environmental policies and procedures and critical areas regulations of GPMC 19.07.010 and 19.07.020;

(9) Compliance with applicable drainage requirements of Chapter 13.20 GPMC;

(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 GPMC 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 GPMC 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 GPMC 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.]



CITY COUNCIL AGENDA BILL

Subject: AB 111-2026 Public Hearing - 7:10 PM, or soon thereafter
For consideration of Adoption of Ordinance No. 1079-2026 amending Granite Falls Municipal Code Title 21

Originating Dept.: Planning Department

Approval(s): Planning Attorney

Action Recommended: 1) Public Hearing
2) Consideration of Adoption of Ordinance No. 1079-2026

Meeting Date: July 15, 2026

Date Submitted: 7/9/2026

Exhibit(s):

1. CC Memo Title 21 Amendments
2. SEPA DNS-2026 Code Amendments
3. Proposed Title 21 Amendments
4. Exhibit 5 - Ordinance No. 1079-2026

Budgeted Amount:
BARS Code:

Summary Statement:

The City of Granite Falls is amending Granite Falls Municipal Code Title 21 to ensure clarity, consistency, and alignment with current processes and state legislation.

Background:

The amendments proposed to Title 21 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to collection and processing of impact fees. These updates are intended to improve clarity, ensure consistent application of the code, better align with current planning practices, and ensure consistency with state legislation.

A SEPA Determination of Non-significance was issued on May 5, 2026, with a 14-day public comment period, which ended on May 20, 2026 (Attachment 2).

The proposed code amendments were sent to the Department of Commerce on May 20, 2026. Commerce completed its review on July 6, 2026 and had no comments.

Planning Commission Study Sessions were held on April 14, 2026 and May 19, 2026, with a public hearing held June 9, 2026 and a City Council Work session was held on July 8, 2026.

Recommended Motion:

*After Close of the Public Hearing -

1) Move to adopt Ordinance No. 1079-2026, an Ordinance of the City of Granite Falls, Washington, amending Title 21 of the Granite Falls Municipal Code as proposed.

2) Move to adopt Ordinance No. 1079-2026, an Ordinance of the City of Granite Falls, Washington, amending Title 21 of the Granite Falls Municipal Code, with the following revisions:_____.



CITY COUNCIL MEMO

To: City Councilmembers

From: Amy Hess, Community Development Director

Date: July 15, 2026

Item 7.B.

Summary/Background

The amendments proposed to Title 21 of the Granite Falls Municipal Code focus on clarifying and updating provisions related to collection and processing of impact fees. These updates are intended to improve clarity, ensure consistent application of the code, better align with current planning practices, and ensure consistency with state legislation.

A SEPA Determination of Non-significance was issued on May 5, 2026, with a 14-day public comment period, which ended on May 20, 2026 (Attachment 2).

The proposed code amendments were sent to the Department of Commerce on May 20, 2026, with a request for expedited review. Department of Commerce completed their review on July 6, 2026 and had no comments. Planning Commission Study Sessions were held on April 14, 2026 and May 19, 2026, with a public hearing held June 9, 2026 and a recommendation of approval made.

Below is a summary of proposed amendments, which are shown in their entirety in Attachment 3.

Proposed Code Amendments

- 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.

Attachments

- GFMC 21.04 – School Impact Fees Redlines
- GFMC 21.06.020 – Park Impact Fees Redlines



SEPA DETERMINATION OF NONSIGNIFICANCE

City of Granite Falls 215 S. Granite Ave Granite Falls, WA 98252

P (360) 691-6441 www.ci.granite-falls.wa.us

PROJECT INFORMATION			
Project Title	2026 Granite Falls Municipal Code Amendments		File No. CA2026-001
Detailed Project Description	The proposed non-project action is for amendments to the Granite Falls Municipal Code Title 19, Unified Development Code, and Title 21 Impact Fees, in order to ensure clarity and consistency, compliance with adopted Comprehensive Plan and legislation enacted by the Washington State Legislature. Proposed amendments include revising the following sections: Definitions (GFMC 19.02), Multiple Residential (MR) zone (GFMC 19.03.080), landscaping regulations (19.04D.170), off-street parking regulations (GFMC 19.06.050), change of use (GFMC 19.04C.040 and 050), Non-conforming uses and structures (GFMC 19.06.140), types of review (GFMC 19.04A.210), density and dimension (GFMC 19.06.010), School impact fee (GFMC 21.04) and park impact fee (GFMC 21.06.070), as well as other minor edits throughout the chapter.		
Location	Citywide (Non-project action)	Section Township Range	18 30 07
APN(s)	N/A		
	OWNER	APPLICANT	CONTACT
Name		City of Granite Falls	Amy Hess, AICP
Address		215 S. Granite Ave	215 S. Granite Ave
City, State, ZIP		Granite Falls WA 98252	Granite Falls WA 98252
THRESHOLD DETERMINATION			
Lead Agency	☒ City of Granite Falls		
The lead agency has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is NOT required under RCW 43.21C.030(2)(c). This decision was made after review by the City of Granite Falls of a completed environmental checklist and other information on file with this agency. This information is available for public review upon request. ☐ There is no comment period for this DNS ☐ This Optional DNS is issued under WAC 197-11-355. There is a 14-day appeal period on the Optional DNS that commences from the date the Optional DNS was issued. Appeals must be submitted by: ☒ This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14-days from the date below. Comments must be submitted by: May 20, 2026			
SEPA CONTACT			
Name	Amy Hess	Title	Planning Director
Phone	360.619.6441	E-mail	Amy.hess@ci.granite-falls.wa.us
RESPONSIBLE OFFICIAL			
Name	Amy Hess	Title	Planning Director
Address	215 S. Granite Ave Granite Falls WA 98252		

May 5, 2026

Amy Hess, AICP Planning Director

Date

APPEALS

☒ This (M)DNS may be appealed pursuant to the requirements of GFMC 19.07.010(Q). An appeal shall be filed within 10 calendar days following the last day of the comment period. Any appeal must be addressed to the designated official, accompanied by a filing fee in accordance with the current Fee Resolution, and be filed in writing at the City of Granite Falls, 215 S. Granite Ave, Granite Falls WA 98252. The appeal must be received by 4:30 p.m., **May 18, 2026**. The appeal must contain the items set forth in GFMC 19.07.010(Q)(10).

☐ There is no agency appeal.

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 82.02.050 and 82.02.060 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 resolution¹)

¹ 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.]

**CITY OF GRANITE FALLS
ORDINANCE NO. 1079-2026**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, AMENDING CHAPTER 21.04 GRANITE FALLS MUNICIPAL CODE; AMENDING SECTION 21.06.070 GRANITE FALLS MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Granite Falls is desirous of maintaining its Municipal Code such that it provides increased transparency and accountability for its residents, businesses owners, and members of the construction industry doing business within its jurisdictional boundaries; and

WHEREAS, consistent with RCW 36.70A.130(1)(a), the City of Granite Falls has taken legislative action to review, and if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of Chapter 36.70A RCW within the deadlines in subsections (4) and (5) of section .130.

WHEREAS, the City Council finds that periodic amendments to Title 21 are necessary to ensure clarity, internal consistency, legal compliance, and effective administration of GFMC Title 21 Impact Fees; and

WHEREAS, the proposed Title 21 amendments are intended to clarify impact fees as they relate to accessory dwelling units and to administrative provisions to better reflect current planning practices, state law, and local policy objectives; and

WHEREAS, the City has reviewed the proposed amendments for consistency with the Granite Falls Comprehensive Plan and applicable state law, and finds that the amendments are consistent with and further the goals and policies of the Comprehensive Plan; and

WHEREAS, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments set forth in this ordinance; and

WHEREAS, public notice in accordance with state law and Granite Falls Municipal Code was provided for all public hearings, notifying the general public of their opportunity to provide public input concerning the proposed amendments, and public testimony and written comments were considered; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments at its June 9, 2026 meeting. Two members of the public were present but did not provide testimony; and

WHEREAS, the Planning Commission made a recommendation to City Council to accept the proposed amendments as prepared by staff; and

WHEREAS, the City Council has considered the staff report, Planning Commission recommendation, public testimony, and the entire record before it; and

WHEREAS, the City Council has determined updating the City's impact fee schedule for accessory dwelling units is necessary to maintain consistency with state law, consistency with the City's Comprehensive Plan, reduce barriers to housing production, and promote the development of additional housing choices within the City of Granite Falls;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANITE FALLS DO ORDAIN AS FOLLOWS:

Section 1. Findings. The above recitals are hereby adopted by reference as legislative findings in support of this ordinance.

Section 2. Amendments of Title 21 GFMC. Title 21 of the Granite Falls Municipal Code is hereby amended to provide in its entirety as shown in Attachment A.

Section 3. Effective Date of Adoption. The Code Amendments adopted by this ordinance shall become effective five days following publication of this Ordinance.

Section 4. Severability. If any section, sentence, clause, or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

PASSED this ____ day of _____, 2026, and signed in authentication of its passage this ____ day of _____, 2026.

Matthew Hartman, Mayor

Attest:

Darla Wilkins, MMC
City Clerk

Thom Graafstra, City Attorney
Emily Guildner, City Attorney

Date of Publication: _____
Effective Date: _____

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:

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~~(2) Accessory dwelling units.~~

~~(32)~~ Development which has impact mitigation provided through environmental review under the State Environmental Policy Act.

~~(43)~~ 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.

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(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:
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(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 <u>82.02.050</u> and <u>82.02.060</u> 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 resolution¹)

¹ 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.]



CITY COUNCIL AGENDA BILL

Subject: AB 112-2026 Public Hearing - 7:20 PM, or soon after
For consideration of Adoption of Ordinance No. 1080-2026 Transportation Benefit District (TBD) Amending the TBD Ordinance

Originating Dept.: City Manager

Approval(s): Attorney
City Manager

Action Recommended: Conduct the public hearing and adopt Ordinance No. 1080-2026 amending Chapter 10.85 GFMC relating to the City's Transportation Benefit District authority.

Meeting Date: July 15, 2026

Date Submitted: 7/6/2026

Exhibit(s):

1. Exhibit 1 - Public Hearing Notice
2. Exhibit 2 - Verification of PH Posting
3. Exhibit 3 - Affidavit of Publication
4. Exhibit 4 - Ordinance 1080-2026 Amend TBD GFMC
5. Exhibit 5 - COGF TBD PH Ordinance 1080-2026

Budgeted Amount: NA
BARS Code: NA

Summary Statement:

Ordinance No. 1080-2026 amends Chapter 10.85 GFMC to update the City's Transportation Benefit District code authority so the City Council, acting as the governing body of the TBD, may impose the vehicle license fee in the amount allowed by RCW 82.80.140 and may also impose a TBD sales and use tax as authorized by RCW 82.14.0455 and Chapter 36.73 RCW, subject to applicable statutory limitations.

This ordinance is primarily a housekeeping and enabling code amendment that removes the current local-code constraint tied to the existing \$20 vehicle fee and provides the legal framework needed for the companion TBD revenue ordinance.

Background:

Granite Falls established its TBD in 2015 by Ordinance No. 890-2015 and, in 2016, assumed the TBD's rights, powers, functions, and obligations by Ordinance No. 911-2016, with the City Council thereafter exercising TBD authority directly under Chapter 10.85 GPMC and Chapter 36.73 RCW.

The current local code language in GPMC 10.85.030 reflects the existing \$20 vehicle license fee structure, but a code amendment is recommended before a possible adoption of a TBD sales tax so that the City's code expressly references the full range of available statutory TBD revenue tools rather than relying on the current hard-coded local language.

The City of Granite Falls has had the \$20 TBD vehicle fee in place since 2016, generating about \$77,557 annually, and the City's transportation preservation and street funding needs now exceed what that decade-old fee structure can support on its own. By amending GPMC 10.85.030 now, the Council can update the code, align local authorities with current state law, and establish the legal foundation for potential increases in the future.

Recommended Motion:

I move to adopt Ordinance No. 1080-2026 amending Chapter 10.85 GPMC and Section 10.85.030 GPMC to authorize the City, acting by and through its City Council, to impose the vehicle license fee in the amount allowed by RCW 82.80.140 and to impose a Transportation Benefit District sales and use tax as authorized by RCW 82.14.0455, subject to applicable statutory limitations.



GRANITE FALLS

City of Granite Falls
215 S. Granite Avenue / P.O. Box 1440
Granite Falls, Washington 98252

EXHIBIT 1

P (360) 691-6441
F (360) 691-6734
www.ci.granite-falls.wa.us

PUBLIC HEARING NOTICE

City of Granite Falls

July 15, 2026

7:20 p.m., or soon thereafter

BEFORE THE GRANITE FALLS CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT, in the Granite Falls City Hall Council Chambers at 215 S. Granite Avenue, Granite Falls, WA on Wednesday, the 15th day of July, 2026, at 7:20 p.m., or soon thereafter, a public hearing will occur to receive comments regarding a proposed Transportation Benefit District (TBD) sales tax rate.

Any person may appear at the hearing and may comment on the proposed TBD sales tax rate. If you are unable to attend the public hearing in person, you may submit your written comments by 5:00 p.m., July 15, 2026, to the attention of the City Clerk at Granite Falls City Hall, 215 S Granite Avenue, Granite Falls, WA, 98252, darla.wilkins@ci.granite-falls.wa.us, in order for your comments to be considered as part of the formal record. Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. or by calling 360-691-6441.

GRANITE FALLS CITY COUNCIL

Darla Wilkins, City Clerk

Dated this 2nd day of July, 2026.

Notice – All Proceedings of this meeting are sound recorded



VERIFICATION OF PUBLIC HEARING POSTING
FOR CONSIDERATION OF PROPOSED TRANSPORTATION
BENEFIT DISTRICT (TBD) SALES TAX RATE

I, Darla Wilkins, City Clerk for the City of Granite Falls, WA hereby certifies the Notice of Public Hearing for the Granite Falls City Council was posted in three public places as described below. This Public Hearing will be held on Wednesday, July 15, 2026, at 7:20 p.m., or soon thereafter in person.

City Hall, 215 South Granite Avenue by: Darla date: 7/2/2026

Granite Falls Public Library, 815 East Galena Street by: JMG date: 7/2/2026

Granite Falls Post Office, 205 East Stanley Street by: JMG date: 7/2/2026

Emailed to the media parties of record

by: Darla date: 7/2/2026

Certified this 2nd day of July, 2026

Darla Wilkins
By Darla Wilkins, MMC, City Clerk

Affidavit of Publication

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1033193 NOTICE OF PUBLIC HEA as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/02/2026 and ending on 07/02/2026 and that said newspaper was regularly distributed to its subscribers during all of said period.

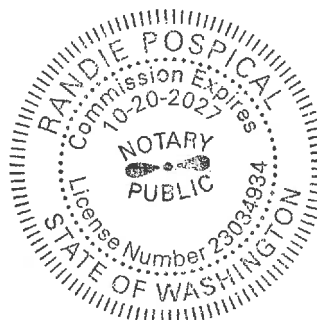
The amount of the fee for such publication is \$39.56.

Subscribed and sworn before me on this
2nd day of July,
2026.

Randie P

Notary Public in and for the State of
Washington.

City Of Granite Falls LEGAL ADS 14102095
DARLA WILKINS



PUBLIC HEARING NOTICE
City of Granite Falls
July 15, 2026
7:20 p.m., or soon thereafter

BEFORE THE GRANITE FALLS CITY COUNCIL
NOTICE IS HEREBY GIVEN THAT in the Granite Falls City Hall Council Chambers at 215 S. Granite Avenue, Granite Falls, WA on Wednesday, the 15th day of July, 2026, at 7:20 p.m., or soon thereafter, a public hearing will occur to receive comments regarding a proposed Transportation Benefit District (TBD) sales tax rate.

Any person may appear at the hearing and may comment on the proposed TBD sales tax rate. If you are unable to attend the public hearing in person, you may submit your written comments by 5:00 p.m., July 15, 2026, to the attention of the City Clerk at Granite Falls City Hall, 215 S. Granite Avenue, Granite Falls, WA, 98252, darla.wilkins@ci.granite-falls.wa.us, in order for your comments to be considered as part of the formal record. Additional information may be obtained at City Hall from 8:30 a.m. to 5:00 p.m. or by calling 360-691-6441.

GRANITE FALLS CITY COUNCIL

Darla Wilkins, City Clerk
Published: July 2, 2026.

EDH1033193

**CITY OF GRANITE FALLS
ORDINANCE NO. 1080-2026**

EXHIBIT 4

AN ORDINANCE OF THE CITY OF GRANITE FALLS, WASHINGTON, AMENDING CHAPTER 10.85 GFMC RELATING TO THE CITY'S TRANSPORTATION BENEFIT DISTRICT AUTHORITY; AMENDING SECTION 10.85.030 GFMC TO AUTHORIZE THE CITY, ACTING BY AND THROUGH ITS CITY COUNCIL, TO IMPOSE THE VEHICLE LICENSE FEE IN THE AMOUNT ALLOWED BY RCW 82.80.140, AS NOW EXISTING OR HEREAFTER AMENDED, AND TO IMPOSE A TRANSPORTATION BENEFIT DISTRICT SALES AND USE TAX AS AUTHORIZED BY RCW 82.14.0455, SUBJECT TO APPLICABLE STATUTORY LIMITATIONS; PROVIDING FOR SEVERABILITY, CORRECTIONS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Granite Falls established a transportation benefit district pursuant to Ordinance No. 890-2015 and added Chapter 10.85 to the Granite Falls Municipal Code;

WHEREAS, by Ordinance No. 911-2016, the City assumed the rights, powers, functions, and obligations of the Granite Falls Transportation Benefit District and amended Chapter 10.85 of the Granite Falls Municipal Code so that the City Council exercises the statutory powers provided in Chapter 36.73 RCW and Chapter 10.85 GFMC;

WHEREAS, Section 10.85.030 GFMC presently provides that the City, acting by and through its City Council, may authorize a vehicle tax fee as provided by RCW 82.80.140, and further provides that, when authorized by the voters pursuant to Chapter 36.73 RCW, the City may assess other taxes, fees, charges, and tolls or increases in those revenue sources for transportation purposes;

WHEREAS, the City Council finds that additional revenues are needed for preservation, maintenance, enhancement, construction, reconstruction, and operation of city streets and ways, and that it is in the public interest to update the City's code to expressly reference the transportation benefit district sales and use tax authority provided by state law;

WHEREAS, the City Council conducted a public hearing, or will conduct a public hearing prior to final adoption of this Ordinance, concerning the proposed code amendment and the transportation improvements to be funded, consistent with applicable provisions of Chapters 36.73 RCW and 82.14 RCW;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment of 2026 BUDGET and Appropriation of Funds. Section 10.85.030 of the Granite Falls Municipal Code is hereby amended to read as follows:

10.85.030 Authority of the City.

- A. The City, acting by and through its City Council, may authorize and impose a vehicle license fee in the amount permitted by RCW 82.80.140, as now existing or hereafter amended.
- B. In addition to the authority set forth in subsection (A) of this section, the City, acting by and through its City Council, may impose a transportation benefit district

sales and use tax in the amount of two-tenths of one percent (0.2%), or such lesser rate as may be adopted by ordinance, as authorized by RCW 82.14.0455, as now existing or hereafter amended, subject to all applicable statutory conditions, procedures, and limitations. If the City Council elects to impose a rate of one-tenth of one percent (0.1%) instead of the full authority provided in this subsection, it may do so by separate ordinance.

- C. When authorized by the voters pursuant to the requirements of Chapter 36.73 RCW or other applicable law, the City may assess other taxes, fees, charges, tolls, or increases in those revenue sources for the preservation, maintenance, enhancement, construction, reconstruction, and operation of city streets and ways.
- D. The City shall have and may exercise all powers and functions provided by Chapter 36.73 RCW, Chapter 82.80 RCW, Chapter 82.14 RCW, and this chapter to fulfill the purposes of Chapter 36.73 RCW and this chapter.

Section 2. Revenues generated by exercise of the powers granted in Section 10.85.030 GFMCA and/or Chapters 36.73 RCW, 82.80 RCW, and 82.14 RCW shall be used for transportation improvements that preserve, maintain, and operate existing transportation infrastructure of the City, and for such additional transportation improvement purposes as are permitted by applicable law and authorized by ordinance. Expenditures of such revenues shall preserve, maintain, and operate the City's previous investments in transportation infrastructure, reduce the risk of transportation facility failure, improve safety, and reduce congestion, all consistent with Chapter 36.73 RCW and other applicable law.

Section 3. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of the publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE ____ DAY OF _____ 2026.
CITY OF GRANITE FALLS

Matthew Hartman, Mayor

ATTEST/AUTHENTICATED:

Darla Wilkins, MMC, City Clerk

Approved as to form:

Thom Graafstra, City Attorney
Emily Guildner, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:

CITY OF GRANITE FALLS

ORDINANCE NO. 1080-2026

AN ORDINANCE OF THE CITY OF GRANITE FALLS, WASHINGTON, AMENDING CHAPTER 10.85 GPMC RELATING TO THE CITY'S TRANSPORTATION BENEFIT DISTRICT AUTHORITY; AMENDING SECTION 10.85.030 GPMC TO AUTHORIZE THE CITY, ACTING BY AND THROUGH ITS CITY COUNCIL, TO IMPOSE THE VEHICLE LICENSE FEE IN THE AMOUNT ALLOWED BY RCW 82.80.140, AS NOW EXISTING OR HEREAFTER AMENDED, AND TO IMPOSE A TRANSPORTATION BENEFIT DISTRICT SALES AND USE TAX AS AUTHORIZED BY RCW 82.14.0455, SUBJECT TO APPLICABLE STATUTORY LIMITATIONS; PROVIDING FOR SEVERABILITY, CORRECTIONS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Granite Falls established a transportation benefit district pursuant to Ordinance No. 890-2015 and added Chapter 10.85 to the Granite Falls Municipal Code;

WHEREAS, by Ordinance No. 911-2016, the City assumed the rights, powers, functions, and obligations of the Granite Falls Transportation Benefit District and amended Chapter 10.85 of the Granite Falls Municipal Code so that the City Council exercises the statutory powers provided in Chapter 36.73 RCW and Chapter 10.85 GPMC;

WHEREAS, Section 10.85.030 GPMC presently provides that the City, acting by and through its City Council, may authorize a vehicle tax fee as provided by RCW 82.80.140, and further provides that, when authorized by the voters pursuant to Chapter 36.73 RCW, the City may assess other taxes, fees, charges, and tolls or increases in those revenue sources for transportation purposes;

WHEREAS, the City Council finds that additional revenues are needed for preservation, maintenance, enhancement, construction, reconstruction, and operation of city streets and ways, and that it is in the public interest to update the City's code to expressly reference the transportation benefit district sales and use tax authority provided by state law;

WHEREAS, the City Council conducted a public hearing, or will conduct a public hearing prior to final adoption of this Ordinance, concerning the proposed code amendment and the transportation improvements to be funded, consistent with applicable provisions of Chapters 36.73 RCW and 82.14 RCW;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment of 2026 BUDGET and Appropriation of Funds. Section 10.85.030 of the Granite Falls Municipal Code is hereby amended to read as follows:

10.85.030 Authority of the City.

A) The City, acting by and through its City Council, may authorize and impose a vehicle tax license fee in the amount permitted by RCW 82.80.140, as now existing or hereafter amended ~~of up to \$20.00 per vehicle as provided for by RCW 82.80.140.~~

B) In addition to the authority set forth in subsection (A) of this section, the City, acting by and through its City Council, may impose a transportation benefit district sales and use tax in the amount of two-tenths of one percent (0.2%), or such lesser rate as may be adopted by ordinance, as authorized by RCW 82.14.0455, as now existing or hereafter amended, subject to all applicable statutory conditions, procedures, and limitations. If the City Council elects to impose a rate of one-tenth of one percent (0.1%) instead of the full authority provided in this subsection, it may do so by separate ordinance.

C) When authorized by the voters pursuant to the requirements of Chapter 36.73 RCW or other applicable law, the City may assess other taxes, fees, charges, tolls, or increases in those revenue sources for the preservation, maintenance, enhancement, construction, reconstruction, and operation of city streets and ways.

D) The City shall have and may exercise all powers and functions provided by Chapter 36.73 RCW, Chapter 82.80 RCW, Chapter 82.14 RCW, and this chapter to fulfill the purposes of Chapter 36.73 RCW and this chapter.

Section 2. Revenues generated by exercise of the powers granted in Section 10.85.030 GFCM and/or Chapters 36.73 RCW, 82.80 RCW, and 82.14 RCW shall be used for transportation improvements that preserve, maintain, and operate existing transportation infrastructure of the City, and for such additional transportation improvement purposes as are permitted by applicable law and authorized by ordinance. Expenditures of such revenues shall preserve, maintain, and operate the City's previous investments in transportation infrastructure, reduce the risk of transportation facility failure, improve safety, and reduce congestion, all consistent with Chapter 36.73 RCW and other applicable law.

Section 3. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of the publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF _____ 2026.

CITY OF GRANITE FALLS

Matthew Hartman, Mayor

ATTEST/AUTHENTICATED:

Darla Wilkins, City Clerk

Approved as to form:

Thom Graafstra, City Attorney
Emily Guildner, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:



CITY COUNCIL AGENDA BILL

Subject: AB 113-2026 Consideration of Adoption of Ordinance No.1081-2026; Imposing a 0.1% Transportation Benefit District Sales and Use Tax

Originating Dept.: City Manager

Approval(s):

Action Recommended: Consider adopting Ordinance No. 1081-2026 imposing a 0.1% Transportation Benefit District sales and use tax while maintaining the current \$20 vehicle tab fee.

Meeting Date: July 15, 2026

Date Submitted: 7/6/2026

Exhibit(s):

1. COGF TBD Sales Tax Ordinance 1081-2026
2. Ordinance No. 1081-2026 TBD 0.1 TBD Sales Tax

Budgeted Amount: 2026: \$89,555

BARS Code: 317 60 00 00 Vehicle Fees TBD

Summary Statement:

Ordinance No. 1081-2026 imposes a Transportation Benefit District (TBD) sales and use tax of one-tenth of one percent (0.1%) for transportation improvements as authorized by Chapter 36.73 RCW, RCW 82.14.0455, and Chapter 10.85 GPMC.

The proposed action would maintain the current \$20 TBD vehicle license fee and add a 0.1% TBD sales tax, which staff identifies as the recommended funding option because it increases dedicated transportation revenue while broadening the funding base beyond Granite Falls residents alone.

Background:

Staff anticipates, that in 2026, the City of Granite Falls will receive about \$77,557 annually from the existing \$20 vehicle license fee and estimates that adding a 0.1% TBD sales and use tax would generate approximately \$104,142 annually, for a combined total of about \$181,699 per year while keeping the \$20 tabs in place.

The proposed 0.1% TBD sales tax would be implemented through Department of Revenue administration, with collection beginning no sooner than 75 days after notice and only on a January 1, April 1, or July 1 start date permitted by state timing rules.

In addition to increasing total transportation revenue, the recommended option is intended to distribute costs more broadly because an estimated 60% of the new TBD sales tax revenue would be generated by activity from outside Granite Falls city limits, reducing the share borne solely by city residents and local vehicle owners. This broader revenue base is also significant to the City's overall finances because strengthening dedicated TBD funding can reduce pressure on General Fund support for street needs and, indirectly, lessen the need to recover transportation-related funding gaps through other local revenue sources, including utility-related revenue flows that ultimately affect city ratepayers.

Recommended Motion:

I move to adopt Ordinance No. 1081-2026 imposing a Transportation Benefit District sales and use tax of one-tenth of one percent (0.1%) for transportation improvements as authorized by Chapter 36.73 RCW, RCW 82.14.0455, and Chapter 10.85 GPMC, while maintaining the City's current \$20 TBD vehicle license fee.



CITY OF
GRANITE FALLS

Transportation Benefit District

Ordinance 1081-2026

What this ordinance does

Keeps the current \$20 TBD vehicle license fee in place and adds a 0.1% TBD sales and use tax dedicated to transportation improvements.

\$77,557

Current \$20 fee

\$104,142

Estimated 0.1% tax

\$181,699

Combined annual total

What a 0.1% TBD sales tax means



Simple example

0.1% means 10 cents on each \$100 of taxable purchases.

Who pays it

It is paid broadly through taxable activity in Granite Falls, including residents, visitors, shoppers, services, and construction activity.

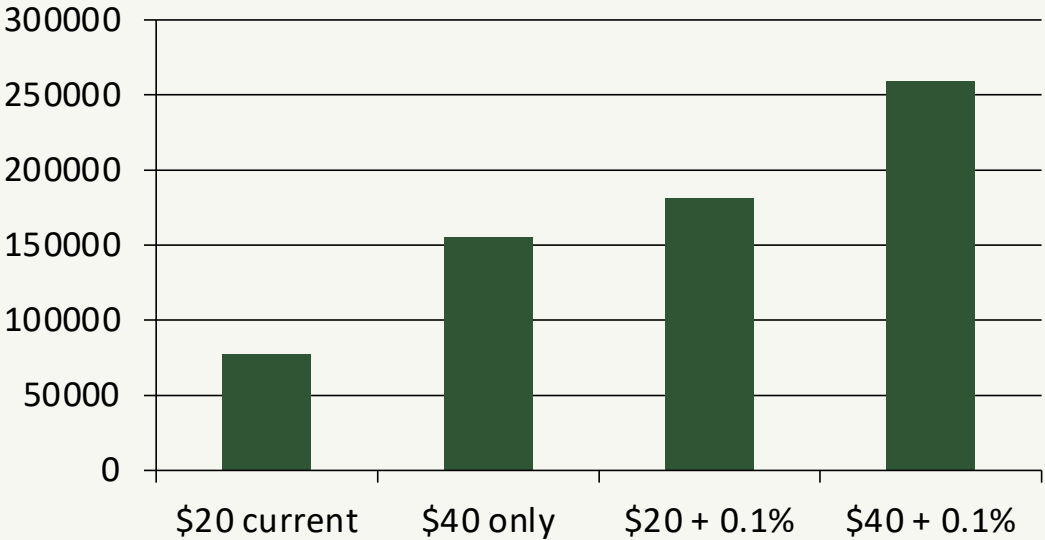
Why it matters

The funding burden is spread more widely than a resident-only or vehicle-owner-only approach.

Revenue comparison



Annual revenue



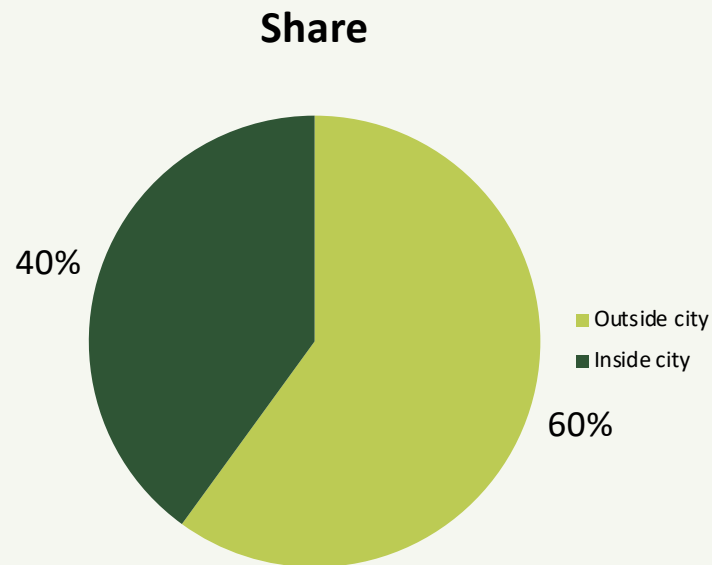
Why the recommended option is attractive

Keeping the \$20 tab and adding the 0.1% sales tax raises more annual revenue than a \$40 tab-only increase while avoiding a jump in the vehicle tab amount. It also broadens who contributes to the Street Fund.

Who is expected to generate the new tax



Who pays the 0.1% TBD sales tax?



Estimated outside-city share

About 60% of the estimated \$104,142 annual TBD sales tax is expected to come from activity tied to people and businesses located outside Granite Falls city limits.

What that means for residents

Roughly \$62,485 of the annual total is expected to come from outside-city activity, leaving about \$41,657 attributable to inside-city activity under this planning assumption.

How this helps the citizens of Granite Falls



CITY OF
GRANITE FALLS

Today

Street needs outpace the current \$20 vehicle-fee revenue. That can force the General Fund to continue subsidizing Street Fund operations and preservation work.

With 0.1% TBD sales tax

The additional dedicated transportation revenue helps cover more street costs with TBD money instead of general governmental revenues.

Benefit to citizens

Citizens are helped when transportation costs are paid by a broader set of users and businesses rather than falling back entirely on local residents and core City funds.

Why this can reduce pressure on future utility-based increases



CITY OF
GRANITE FALLS

10%

Current utility tax

Enterprise fund connection

Because the City currently imposes a 10% utility tax on its enterprise funds to support the General Fund, any reduction in General Fund pressure for street subsidies helps reduce the likelihood that future transportation funding gaps will be addressed through higher utility-related charges borne by local ratepayers.

When outside shoppers, contractors, and other non-resident activity help fund local streets through the TBD sales tax, Granite Falls residents do not have to carry the entire load through household utility bills or future general tax pressure.

Implementation timing



**Public hearing
Ordinance 1080-2026**

Council adopts 1081

Written DOR notice

**Collection begins on
lawful start date**

- State law requires written notice to the Department of Revenue.
- Collection cannot begin sooner than 75 days after notice.
- Start dates are aligned to January 1, April 1, or July 1.
- Revenue remains dedicated to transportation improvements.

Key takeaway



CITY OF
GRANITE FALLS

Citizen benefit

The recommended 0.1% TBD sales tax keeps the current \$20 tab fee in place, broadens the transportation funding base, captures a meaningful share of revenue from outside-city activity, reduces pressure on the General Fund to subsidize the Street Fund, and helps lower the likelihood that future transportation needs will be shifted onto utility-related charges borne by local residents.

Broader street funding today can protect household costs tomorrow.

CITY OF GRANITE FALLS

ORDINANCE NO. 1081-2026

AN ORDINANCE OF THE CITY OF GRANITE FALLS, WASHINGTON, IMPOSING A TRANSPORTATION BENEFIT DISTRICT SALES AND USE TAX OF ONE-TENTH OF ONE PERCENT (0.1%) AS AUTHORIZED BY CHAPTER 36.73 RCW, RCW 82.14.0455, AND CHAPTER 10.85 GFMC FOR TRANSPORTATION IMPROVEMENTS; PROVIDING FOR ADMINISTRATION CONSISTENT WITH STATE LAW; PROVIDING FOR SEVERABILITY, CORRECTIONS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Granite Falls established a transportation benefit district pursuant to Ordinance No. 890-2015 and added Chapter 10.85 to the Granite Falls Municipal Code;

WHEREAS, by Ordinance No. 911-2016, the City assumed the rights, powers, functions, and obligations of the Granite Falls Transportation Benefit District, and the City Council now exercises the statutory powers set forth in Chapter 36.73 RCW and Chapter 10.85 GFMC;

WHEREAS, Section 10.85.030 GFMC authorizes the City, acting by and through its City Council, to exercise transportation benefit district powers and to impose revenue measures authorized by applicable law for the preservation, maintenance, enhancement, construction, reconstruction, and operation of city streets and ways;

WHEREAS, the City Council finds that the City continues to have limited transportation revenues to pay for street preservation, maintenance, and related transportation improvement needs, and that additional dedicated funding is necessary to preserve prior public investments, improve safety, and maintain adequate levels of service within the City's transportation system;

WHEREAS, the City Council desires to impose a transportation benefit district sales and use tax at the rate of one-tenth of one percent (0.1%) as authorized by RCW 82.14.0455, to be used for transportation improvements as authorized by Chapter 36.73 RCW and Chapter 10.85 GFMC;

WHEREAS, the City Council has conducted, or will conduct prior to final adoption, a public hearing upon proper notice regarding the proposed transportation benefit district sales and use tax and the transportation improvements to be funded thereby;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Purpose. The purpose of this Ordinance is to impose a transportation benefit district sales and use tax as authorized by Chapter 36.73 RCW, RCW 82.14.0455, and Chapter 10.85 GFMC in order to provide additional dedicated funding for transportation improvements that preserve, maintain, and operate the transportation infrastructure of the City of Granite Falls, reduce the risk of transportation facility failure, improve safety, and reduce congestion, all consistent with applicable law.

Section 2. Imposition of Sales and Use Tax. Pursuant to Chapter 36.73 RCW, RCW 82.14.0455, and Chapter 10.85 GPMC, there is hereby imposed a transportation benefit district sales and use tax in the amount of one-tenth of one percent (0.1%) of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax, to be collected within the corporate limits of the City of Granite Falls as provided by state law. This tax shall be in addition to all other taxes authorized by law and shall be administered and collected by the Washington State Department of Revenue or such other agency as may be authorized by law.

Section 3. Use of Revenues. All revenues generated by the tax imposed by this Ordinance shall be used solely for transportation improvements and related lawful purposes as authorized by Chapter 36.73 RCW, RCW 82.14.0455, and Chapter 10.85 GPMC. Such revenues shall be used to preserve, maintain, and operate existing transportation infrastructure of the City, reduce the risk of transportation facility failure, improve safety, and reduce congestion, and may be expended only in a manner consistent with applicable law and the transportation purposes previously authorized by the City.

Section 4. Administration. The tax imposed by this Ordinance shall be administered in accordance with RCW 82.14.0455 and other applicable provisions of state law. The effective date of the tax imposed by this Ordinance shall be the earliest date permitted by law following adoption of this Ordinance and completion of any required notice, filing, or transmittal to the Washington State Department of Revenue, or on such later date as may be specified by the City Clerk in transmitting this Ordinance for implementation.

Section 5. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall take effect and be in force five (5) days after publication as required by law; provided, however, that the sales and use tax imposed herein shall be collected only as of the effective date for tax collection permitted under state law and communicated to the Washington State Department of Revenue.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF _____ 2026.

CITY OF GRANITE FALLS

Matthew Hartman, Mayor

ATTEST/AUTHENTICATED:

Darla Wilkins, City Clerk

Approved as to form:

Thom Graafstra, City Attorney
Emily Guildner, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:



CITY COUNCIL AGENDA BILL

Subject: AB 114-2026 Consideration to approve the Interlocal Agreement with Snohomish County for Urban Tree Canopy Mapping services
Originating Dept.: Public Works
Approval(s): City Manager
Attorney

Action Recommended: Staff recommends approving the agreement.

Meeting Date: July 15, 2026

Date Submitted: 7/2/2026

Exhibit(s):

1. Granite Falls - DNR LiDAR Intergovernmental Services Agreement

Budgeted Amount: \$71,000.00
BARS Code: 531-00-41-04 (Professional Services)

Summary Statement:

The 2024–2029 Western Washington Phase II Municipal Stormwater Permit requires Phase II permittees to complete a GIS-based urban tree canopy map of publicly owned lands by December 31, 2026. Snohomish County presented the City with an opportunity to participate in a countywide mapping effort following its agreement with the Washington State Department of Natural Resources (DNR) for LiDAR, aerial imagery collection, and geospatial mapping. The purpose of the agreement is to facilitate the acquisition of high-definition aerial data for urban tree canopy mapping. Under the agreement, Snohomish County will provide the City with the completed mapping data for the incorporated city limits, assisting Granite Falls in meeting the 2026 NPDES permit requirement. The City's estimated share of the project cost is \$821.

Background:

By December 31, 2028, the City must adopt policies and goals to preserve and, where feasible, increase urban tree canopy, integrating tree canopy into stormwater

management planning and capital projects. For the City, the Urban Tree Canopy Mapping Project with Snohomish County will help satisfy the 2026 mapping requirement, with policy adoption remaining the primary future compliance milestone.

Recommended Motion:

Motion to Authorize the City Manager to execute the Intergovernmental Services Agreement between Snohomish County and the City of Granite Falls for the Urban Tree Canopy Mapping Project, with the City's cost for services not to exceed \$1,000.00.

INTERGOVERNMENTAL SERVICES AGREEMENT BETWEEN SNOHOMISH COUNTY AND
CITY OF GRANITE FALLS FOR THE URBAN TREE CANOPY MAPPING PROJECT

From Execution to July 2027

This Intergovernmental Services Agreement between Snohomish County and City of Granite Falls for Urban Tree Canopy Mapping Project (this “Agreement”), is made and entered into, by and between Snohomish County, a political subdivision of the State of Washington (the “County”), and City of Granite Falls a governmental subdivision of the State of Washington established pursuant to chapter 35A.11 RCW (the “City of Granite Falls”).

RECITALS

- A. WHEREAS, Snohomish County has established ambitious urban tree canopy goals, objectives, and policies within the Natural Environment Element of the 2024 Comprehensive Plan; and
- B. WHEREAS, strengthening the County’s urban tree canopy is essential to improving environmental health, enhancing climate resilience, supporting stormwater management, and promoting community well-being; and
- C. WHEREAS, the County seeks to develop a comprehensive roadmap for implementing its urban forestry objectives through improved data collection, mapping analysis, stewardship programming, and public participation; and
- D. WHEREAS, acquisition of high-definition LiDAR data will enable accurate tree canopy mapping and support stormwater management efforts on county-owned and county-operated properties; and
- E. WHEREAS, successful implementation of the urban tree canopy goals will be furthered by coordination with DNR and with cities and towns within Snohomish County; and
- F. WHEREAS, the County entered into the Salmon Recovery Through Local Planning Grant Agreement No. 26-63117-011 with the Washington Department of Commerce (Council Motion No. 26-104), which provides funds to the County for the acquisition of LiDAR data; and
- G. WHEREAS, the Washington Department of Natural Resources (DNR) has offered to enter into a cost share agreement with the County to allow the County to receive LiDAR data and mapping services from DNR’s contractor, NV5 Geospatial, Inc.; and
- H. WHEREAS, certain cities in Snohomish County (“Participating Cities”) desire LiDAR data for their jurisdictions and have requested to enter into intergovernmental services agreements with the County so they can acquire that data and pay their share of costs for the LiDAR data; and
- I. WHEREAS, the City of Granite Falls has requested to enter into this Intergovernmental agreement to procure high-definition LiDAR data for the area within the city limits of the City of Granite Falls; and
- J. NOW, THEREFORE, ON MOTION, the Snohomish County Council approves and authorizes the County Executive to execute the Cost Sharing Agreement with DNR, attached as Exhibit B to this motion, Contract No. 93-111079, in the amount of \$304,606, and funded through the Salmon

Recovery Grant and the Snohomish County Council further approves and authorizes the County Executive to execute intergovernmental services agreements in the form provided with Participating Cities.

AGREEMENT

NOW, THEREFORE, in consideration of the respective agreements set forth below and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the City of Granite Falls agree as follows:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to facilitate the acquisition high-definition aerial data for tree canopy mapping. The County has entered into an agreement with the Washington State Department of Natural Resources (DNR) for LiDAR and imagery collection and geospatial mapping. The City seeks that data for the incorporated area of the City and agrees to pay for the County's provision of that data to the City.

2. DURATION OF AGREEMENT

This Agreement shall remain in full force and effect for one year. The term of this Agreement shall commence upon execution and extend until June 2027 (the "Term"). The County's obligations after December 31, 2026, are contingent upon local legislative appropriation of necessary funds in accordance with applicable laws and the Snohomish County Charter.

3. SCOPE OF WORK

The scope of work is as described in Exhibit A to this Agreement. The County will not be required to perform work for the City of Granite Falls in excess of work specified in Exhibit B except by mutual agreement to a written amendment to this Agreement.

4. PERFORMANCE

The County agrees to satisfy all aspects of this Agreement in a timely and professional manner. At any time that the County cannot fulfill its responsibilities under this Agreement, the County shall notify the City of Granite Falls thereof in writing, together with an explanation of why said responsibilities cannot be fulfilled.

5. SUBCONTRACTING

The County has entered into a Cost Sharing Agreement with the Washington Department of Natural Resources for LiDAR and imagery collection and geospatial mapping, as described in Exhibit B to this Agreement.

6. ADMINISTRATION OF AGREEMENT

Each party to this Agreement shall designate an individual who may be designated by title or position to oversee and administer such party's participation in this Agreement. The parties' initial Administrators shall be the following individuals:

County's Initial Administrator:

Eric Smith, DCNR, OES
Snohomish County Dept. of Public Works
3000 Rockefeller Ave, M/S 607
Everett, WA 98201

City Initial Administrator:

Charles White, PW Director
City of Granite Falls
215 S. Granite Avenue
Granite Falls, WA 98252

7. COMPENSATION

The compensation due to the County under this Agreement shall in no event exceed (\$821). The City of Granite Falls shall have no obligation to pay any invoice from the County that would cause the total payments made to the County under this agreement to exceed \$821.

8. INVOICING AND PAYMENT

The County shall submit an invoice to the City of Granite Falls on delivery of work product. The costs for work completed on the City of Granite Falls's portion of the project as outlined in the scope of work shall be included on the invoice. The City of Granite Falls shall pay the invoice within (20) days of receipt. The invoice shall be sent to the following address:

City of Granite Falls
P.O. Box 1440
Granite Falls, WA 98252

or via email to: Charles.white@ci.granite-falls.wa.us

9. AUDIT AND INSPECTION

The City of Granite Falls shall maintain records pursuant to this Agreement in accordance with generally accepted accounting principles and practices consistently applied. The City of Granite Falls's records shall be available for inspection and audit by the County, the State Auditor, federal auditors, and any persons duly authorized by the parties. The City of Granite Falls shall preserve and make such records available to said parties until expiration of six (6) years from the date of final payment under this Agreement.

10. ENTIRETY OF AGREEMENT

This Agreement constitutes the entire agreement between the County and the City of Granite Falls and supersedes all proposals, oral and written, and all other communication between the parties in relation to the subject matter of this Agreement. No other agreement exists between the County and the City of Granite Falls with regards to the instant subject matter except as expressly set forth

in this instrument. Except as otherwise provided herein, no modification of this Agreement shall be effective until placed in writing and executed by both parties.

11. AGREEMENT ALTERATIONS AND AMENDMENTS

This Agreement may be altered or amended by mutual agreement of both parties. Such alterations or amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.

12. TERMINATION

- A. In the event DNR terminates the LiDAR agreement with the County (Exhibit B), the County may, without advance notice and without liability for damages, terminate this Agreement by providing written notice to the City. The termination shall be effective on the date specified in the termination notice. The obligation of the City of Granite Falls to make final payment shall survive the termination of this Agreement.
- B. Either party may terminate this Agreement at any time on or before July 17, 2026. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

13. RESPONSIBILITIES OF THE PARTIES

Each party to this Agreement hereby assumes responsibility for claims and/or damages to persons and/or property resulting from any act or omission on the part of itself, its employees, its officers, and its agents. Neither party assumes any responsibility to the other party for the consequences of any claim, act or omission of any person, agency, firm, or corporation not a party to this Agreement.

14. RIGHTS AND REMEDIES

- A. In no event shall any payment by the City of Granite Falls to the County constitute a waiver by the City of Granite Falls of any breach of covenant or any default that may exist on the part of the County. The making of any such payment by the City of Granite Falls while any such breach or default exists shall in no way impair or prejudice any of the City of Granite Falls's rights and remedies, hereby expressly recognized, to recover payments or portions thereof, to which the County was not entitled under this Agreement, where any payments were made by mistake, or to pursue any other remedy available to the City of Granite Falls with respect to breach or default of this Agreement.
- B. Performance pursuant to this Agreement may, where appropriate, be offered in satisfaction of an obligation, duty, or responsibility conveyed to the County or the City of Granite Falls where allowed by law. The City of Granite Falls, where legally authorized, may delegate any responsibility to the County where contemplated under an Appendix or included in the scope of work.

15. HOLD HARMLESS

The City of Granite Falls agrees to protect, defend and hold harmless the County, its elected and appointed officials, employees and agents, from and against all claims, demands and causes of

action of any kind or character, including any cost of defense and attorney's fees, arising out of any actions, errors or omissions of the City of Granite Falls, its officials, employees and agents in performing this Agreement except for those arising out of the negligence of the County.

16. RELATIONSHIP TO EXISTING LAWS

This Agreement is entered into pursuant to and under the authority granted by the laws of the state of Washington and any applicable federal laws. The provisions of this Agreement shall be construed to conform to those laws. In the event of an inconsistency in the terms of this Agreement, or between its terms and any applicable statute or rule, the inconsistency shall be resolved by giving precedence in the following order:

1. Applicable state and federal statutes and rules;
2. Any provisions of the Grant funding associated with the Agreement;
3. Statement of Work; and
4. Any other provisions of the Agreement, including materials incorporated by reference.

The parties stipulate that any lawsuit regarding this Agreement must be brought in Snohomish County, Washington.

17. NONASSIGNMENT

The County shall not subcontract, assign or delegate any of the rights, duties or obligations covered by this Agreement without prior express written consent by the City of Granite Falls.

18. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to serve the purposes and objectives of the Agreement as determined by the County.

19. MISCELLANEOUS

- A. No obligation in this Agreement shall limit the City of Granite Falls in fulfilling its responsibilities otherwise defined by law.
- B. No obligation in this Agreement shall limit the County in fulfilling its responsibilities otherwise defined by law.

IN WITNESS WHEREOF, the County and the City of Granite Falls have executed this Agreement as of the date of the last party to sign. .

SNOHOMISH COUNTY:

CITY OF GRANITE FALLS:

By: _____
County Executive

Approved as to Form:

By: _____
Title: _____

Deputy Prosecuting Attorney

EXHIBIT A
SCOPE OF WORK AND BUDGET

Scope of Work

1. The County will administer the cost sharing agreement with WA DNR, which is attached hereto as Exhibit B.
2. The County will invoice the City and manage payment of the WA DNR contract.
3. The County will oversee validation and verification of work product by DNR's contractor.
4. The County will receive the data from WA DNR and transmit the applicable data to the City.

Budget

\$821

EXHIBIT B
DNR COST SHARING AGREEMENT



Cost Share Agreement

DNR Contract No. 93-11107
Snohomish County Contract No. 2026 DNR-OES Cost Share Agreement 05062026

In accordance with Chapter 39.34 RCW, Washington State Department of Natural Resources (DNR) and Snohomish County agree to a Cost Share Agreement, hereafter, "Agreement" for Lidar and imagery collection and geospatial mapping ("Lidar services")-

DNR contracted with NV5 Geospatial, Inc. (DNR Contract #93-102831) for remote sensing services, including collection of Lidar data, processing, quality assurance (QA) / quality control (QC), and delivering Lidar and derivative products, and other remote sensing data for natural resource mapping. DNR #93-102831 allows other state agencies, local and tribal governments, and private companies access to this contract through specific Work Orders. Snohomish County is entering into this Agreement with DNR for a specific Work Order that provides Snohomish County with Lidar services.

DNR and Snohomish County:

1. Snohomish County wishes to acquire certified Lidar data and derivatives for 823 square miles of area through DNR's contract with NV5 Geospatial, Inc.
2. Per the Agreement, DNR will act as the agent for this purchase.
3. This Agreement covers services for the collection, processing, and delivery of Lidar data and derivative products provided by a specific work order between DNR and NV5 Geospatial, Inc. which is outlined in the attached Exhibit A – NV5 Geospatial, Inc. proposal, titled Snohomish County Leaf-on Lidar Mapping Services, Washington, dated April 15, 2026.
4. The total cost expected from Snohomish County will not exceed Three Hundred Four Thousand Six Hundred Six Dollars (\$304,606) which reflects the following costs:
 - \$260,739 for Snohomish County for unincorporated areas – 704.7 Square Miles
 - \$1,103 for the City of Stanwood – 2.9 Square Miles
 - \$7,792 for the City of Marysville -21.06 Square Miles
 - \$3,682 for the City of Arlington – 9.95 Square Miles
 - \$821 for the City of Granite Falls – 2.22 Square Miles
 - \$2,346 for the City of Mukilteo – 6.34 Square Miles
 - \$13,146 for the City of Everett – 35.53 Square Miles

- \$1,473 for the City of Snohomish – 3.98 Square Miles
 - \$4,362 for the City of Lake Stevens – 11.79 Square Miles
 - \$810 for the City of Brier – 2.19 Square Miles
 - \$5,032 for the City of Bothell – 13.60 Square Miles
 - \$3,300 for the City of Edmonds – 8.92 Square Miles
5. No later than July 17, 2026, Snohomish County may notify DNR of a reduction in the scope and cost of this Agreement due to one or more cities identified in Section 4 opting out of participation. This notification must be delivered via email to Abigail Gleason, Abigail.Gleason@dnr.wa.gov 360-902-1560. Snohomish County and DNR agree that the geographic scope and cost of this Agreement will be reduced by the dollar amount and square mileage listed in Section 4 associated with any city identified as no longer participating. Any modification to this Agreement must be made in writing by an amendment and executed by both parties.
 6. The period of performance for this agreement is July 17, 2026, or the date of execution, whichever is later, to January 31, 2027.
 7. DNR shall submit two invoices for Snohomish County’s share of the services, the first after successful collection and submission of a collection status report, and the second after delivery and acceptance of the data and deliverables by DNR. Payment for the approved good/services will be made by check, warrant or account transfer within 30 days of receipt of the invoice. Upon expiration of the Agreement, invoice shall be paid, if received within 30 days after the expiration date. However, invoices for all work done within a fiscal year must be submitted within 30 days after the end of the fiscal year.
 8. This Agreement may be revoked at any time in writing by either party, provided, however, Snohomish County agrees to pay for any services rendered under this Agreement prior to termination.

Accepted for: Snohomish County

Accepted for: Washington State Department of Natural Resources

Date: _____

Date: _____

RE: Snohomish County Leaf-on Lidar Mapping Services, Washington

NV5 Geospatial, Inc. appreciates the opportunity to present Washington State Department of Natural Resources (DNR) and project partners with a quote and brief Statement of Work for geospatial mapping services over a substantial area of Snohomish County. The following provides an overview of services, including product deliverables and timeline. All specifications and deliverables follow those outlined in the NV5G, Inc. proposal response to the Lidar Request for Proposal (RFP) No. 22-03 issued by DNR (WGS RFP).

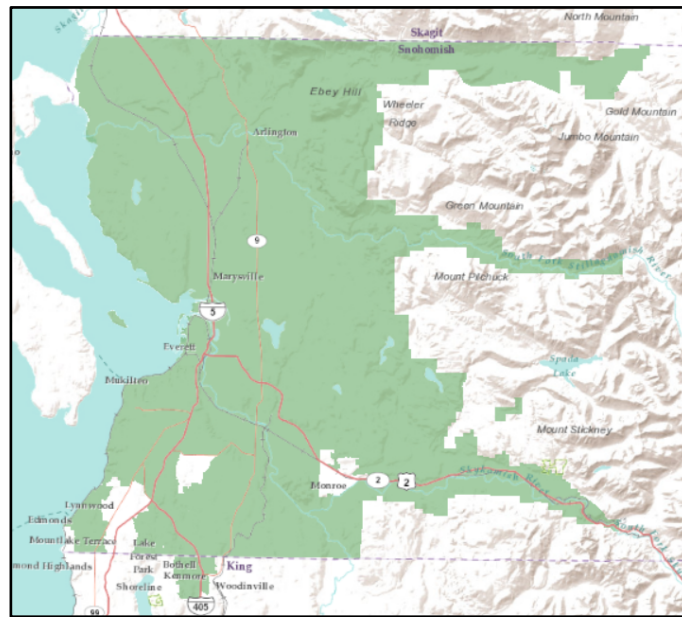


Figure 1: Limits of the Area of Interest (AOI) in green. AOI is approximately 823 square miles (526,720 acres).

Technical Approach

NIR (Topographic) Lidar

NV5G, Inc. will collect NIR Lidar data using a high pulse rate Lidar system to produce a highly accurate, high resolution ≥ 8 pulses/m² Lidar dataset with no gaps and ample buffers (at least 100m) around project boundaries. This state-of-the-art sensor is ideal for yielding a high density, multi-return Lidar point cloud suitable for forest canopy mapping. Data will be collected at a minimum of 40° field of view (+/-20° from nadir), with at sufficient overlap among swaths to minimize gaps and laser shadowing.

Lidar Specifications Summary	
Multi-Swath Pulse Density	≥ 8 pulses/m ²
Returns Collected Per Laser	At least 3
Intensity Range	1-65535 (16 bit)
Vertical Accuracy (σ), slope	≤ 10 cm
Horizontal Accuracy (σ)	≤ 30 cm

The Lidar system records up to four range measurements (returns) per pulse (first, second, third, and last). All overlapping flight lines will be flown in opposing directions to maximize detection of swath-to-swath inconsistencies and used to resolve system misalignments. Using a combination of automated and manual techniques that are tailored to the particular land cover and terrain of the study area, Lidar processing will include kinematic corrections,

calculation of laser point position, relative accuracy testing and calibrations, classification of ground and non-ground points, assessments of statistical absolute accuracy, and creation of ground surface models.

Survey Control

NV5G, Inc., survey team will perform the ground survey work. Depending on acquisition logistics (configuration of sites, access, schedule, and weather), the NV5G, Inc. team will use one or more appropriate methods to enable geo-spatial correction of aircraft positional coordinate data. These include conventional base supported ('BS') survey control, TerraPos Precise Point Positioning ('PPP'), or Trimble CenterPoint Post-Processed Real-Time Extended ('PP-RTX'). To verify Lidar point calibration and enable accuracy assessment, the NV5G, Inc. field crew will collect ground check points (GCPs) using GPS-based real-time kinematic (RTK) survey techniques. For an RTK survey, the NV5G, Inc. ground crew uses a roving unit to receive radio-relayed corrected positional coordinates for all ground points from a GPS base unit set up over a survey control monument. The roving unit records precise location measurements with an error (σ) of ≤ 3 cm relative to the base control. The NV5G, Inc. team will distribute a suitable number of hard, bare earth ground check points (GCPs) on level slope throughout project areas, as feasible given road access and GPS conditions.

NV5G, Inc. will collect checkpoints for the Non-vegetated Vertical Accuracy/Vegetated Vertical Accuracy (NVA/VVA) calculations. All checkpoints for VVA will fall within the DEM footprint. All ground survey operations will be conducted under the supervision of a Washington State Professional Licensed Surveyor who will also certify the accuracy of control monument locations. The techniques for establishing all ground check points will be outlined in the Report of Survey, including the identity, locations, and position residuals of all GCPs used to evaluate survey accuracy. The following vertical accuracies will be met or exceeded:

Area	NVA Count	VVA Count	Checkpoints
(823 square miles/526,720 acres)	50+	30+	20

- $RMSEZ \leq 10$ cm (non-vegetated Swath, DEM)
- $NVA \leq 19.6$ cm 95% Confidence Level (Swath, DEM)
- $VVA \leq 30$ cm 95th Percentile (DEM)

Processing

Generally, Lidar processing tasks include GPS control computations, kinematic corrections, calculation of laser point position, calibration for optimal relative and absolute accuracy, classification of ground and non-ground points, and creation of ground/DSM models. Bare earth classification is accomplished using an automated ground modeling process with visual QA/QC inspection to identify any misclassifications. NV5G, Inc. will employ Lidar ground model parameters appropriate for the project land cover and terrain based on past experience. All methodology and subsequent data products will comply with the most recent U.S. Geological Survey (USGS) Lidar Base Specifications.

The bare earth Digital Elevation Model (DEM) will be hydro-flattened to ensure all water bodies are cartographically acceptable and that streams are at or below surrounding terrain. The Riffe Lake edge of water will be defined by the water level at the time of the fall collection. NV5G, Inc. hydroflattening methods use a combination of automated feature edge detection and traditional LiDARgrammetric techniques. The 3-D hydro-line will be used for reclassifying ground points within the wetted area or channel to 'water.' Ponds and lakes > 2 acres in size will be hydroflattened at a single elevation with the entire water surface edge at or below the immediate surrounding terrain. Long impoundments whose elevations drop moving downstream will be treated as a river. For rivers > 30 m (100') in average width, hydro-lines will follow the direction of flow (gradient to follow the immediate surrounding terrain) and will be flat and level from bank to bank and at or below immediately surrounding terrain. Streams will break at road crossings, but road fills will not be removed from the DEM. Bridges will be delineated and removed from the DEM. Variations in water surface elevation from tidal variations will not be removed. However, a pseudo-line (no elevation values) will be generated along the tidal shoreline to depict a best estimate of the water's edge at time of collection.

QA/QC of Lidar and Derived Products

During both the planning and processing phases, all personnel involved operate under the guidance of the quality manual which follows principles of the QMS. In addition to outlining responsibilities, accountability, and reporting requirements throughout the life of a project, the Project Execution Plan outlines quality control checks for each phase of execution including detailed QC procedures.

Accuracy Analysis and Reporting: Absolute accuracy assessments will compare the x, y, z locations of known ground survey points (not clustered) to the triangulated ground surface generated from the Lidar points. Accuracies are described as the mean and standard deviation (σ) of divergence from ground survey point coordinates. All accuracy statistics (RMSEz, Accuracyz - 1.96 σ , skewness/distribution, and percentile deviations) are reported in the Report of Survey.

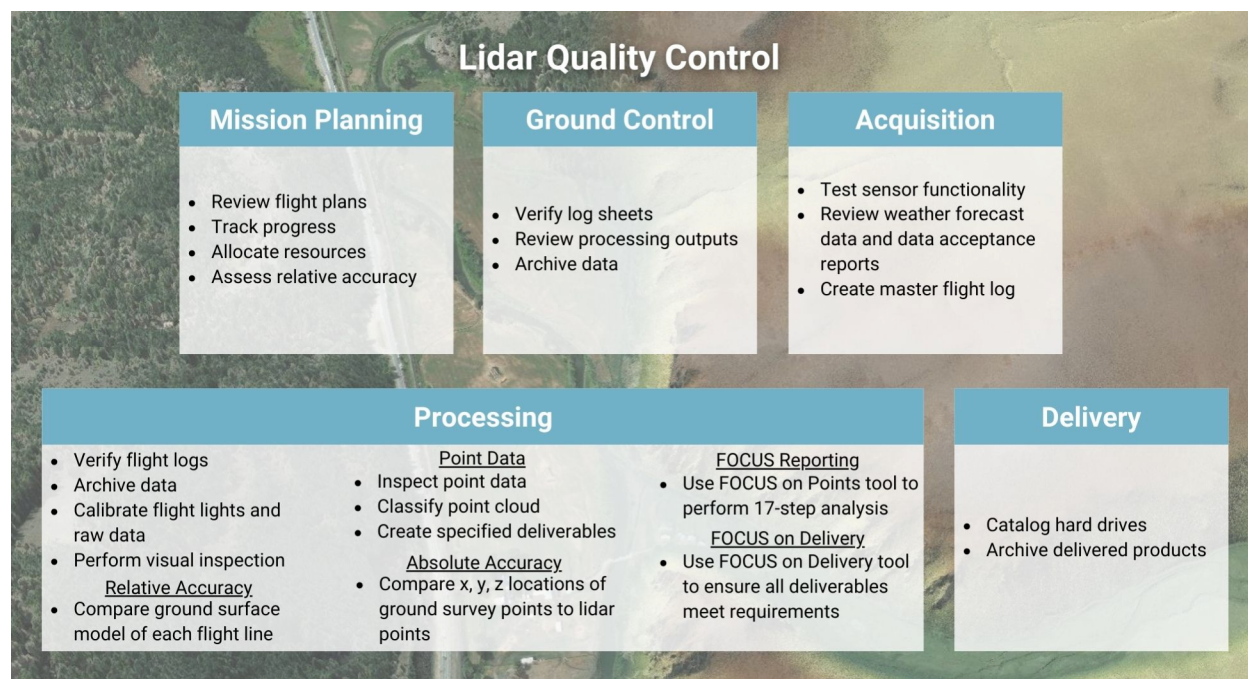


Figure 2. NV5 Geospatial, Inc.'s Lidar quality control approach.

NV5 Geospatial, Inc. staff play an important role in the quality control system, and we empower employees to take ownership of project quality by training all NG5G Inc. team members to participate in quality checks. Each employee is given a clear understanding of the quality expectations for the processes they participate in, allowing them to rapidly identify any potential problems and resolve them with minimal impact to the project schedule.

Metadata and Reports

NV5 Geospatial, Inc. will generate Federal Geographic Data Committee (FGDC)-compliant metadata for all geospatial data products at the project level for each product. These files will be analyzed to confirm accurate data generation and naming. Each dataset produced will include a metadata document in compliance with the FGDC Content Standards for Digital Geospatial Metadata. NV5 Geospatial, Inc. will describe the production process, the project specifications, and a variety of other factors that led to the generation of a digital deliverable. Once a metadata template has been compiled for a geospatial product, and all data quality tests have been completed successfully, the metadata will be evaluated for compliance with FGDC standards. The NV5 Geospatial, Inc. team checks the compliance of metadata records using various FGDC recognized and proprietary tools.

Deliverables

All geospatial data products will be delivered in Washington State Plane South, North American Datum of 1983 NAD83 High Accuracy Reference Network (HARN), North American Vertical Datum of 1988 NAVD88 (Geoid 12b), US Survey Feet. All Lidar products will follow the most current version of USGS Lidar Based Specification Deliverables.

Classified Point Cloud

- Fully compliant LAS v1.4, Point Record Format 6, 7, 8, 9, or 10 including “File Source ID.”
- Proper use of the LAS (Laser) withheld and overlap bits is required. Outlier, blunders, geometrically unreliable points near the extreme edge of the swath, and any other points the data producer deems unusable are to be identified using the withheld bit flag, as defined in LAS specification version 1.4-R13 (ASPRS, 2011). Use of the overlap bit flag is intended to identify overage points, which are described as those points within a given swath that would be excluded when constructing a coverage with a uniform depth of swaths at any location within the project.
- Georeferenced information included in LAS header Open Geospatial Consortium (OGC) Well-Known Text (WKT).
- GPS times are to be recorded as Adjusted GPS Time, at a precision sufficient to allow unique timestamps for each return. In compliance with LAS specification requirements, the encoding tag in the LAS header must be properly set.
- Tiled delivery, without overlap
- Classification Scheme (minimum):
 - Class 1 – Processed, but unclassified
 - Class 2 – Bare-earth ground
 - Class 7 – Low Noise (low, manually identified, if necessary)
 - Class 9 — Water
 - Class 17 — Bridge Decks
 - Class 18 – High Noise (high, manually identified, if necessary)
 - Class 20 — Ignored Ground (Break line Proximity)
 - Class 21 – Snow (where reliably identified)
 - Class 22 – Temporal Exclusion (typically non-favored data in intertidal zones)

Class 1 will be used for feature points that are not in Classes 2, 7, 8, 9, 10, 17 or 18. These typically represent returns from man-made structures, vegetation etc.

Class 7 will be used for artifacts that do not represent the ground, manmade structures or vegetation. Typically, these are extraneous points that are below the surface not representing any true feature.

Class 18 will be used for artifacts that do not represent the ground, manmade structures or vegetation.

Typically, these are extraneous points that are well above the surface not representing any true feature. No points will be deleted from the LAS file.

Hydro-flattened Bare Earth Surface (Raster DEM)

- Cell Size no greater than 1.5 U.S. Survey Feet for QL1, and no less than the design Aggregate Nominal Pulse Spacing (ANPS).
- Delivered in industry-standard, GIS-compatible, 32-bit floating point raster format in GeoTiff Format.
- Georeferenced information will be included in raster file
- Tiled delivery, without overlap or gaps
- Tiles will be suitable for creating seamless data mosaics

- DEM tiles will show no edge artifacts or mismatch
- Void areas (i.e., areas outside the project boundary but within the tiling scheme) will be coded using a unique “NODATA” value. This value will be identified in the appropriate location within the file header.
- A report on the assessed absolute vertical accuracy (NVA and VVA) of the bare-earth surface in accordance with the guidelines set forth in the “Positional Accuracy Standards for Digital Geospatial Data” (American Society for Photogrammetry and Remote Sensing (ASPRS), 2014). Absolute vertical accuracy requirements using the ASPRS methodology for the bare-earth DEM are listed in “Absolute vertical accuracy for digital elevation models, Quality Level 0–Quality Level 3” (table 5).
- Depressions (sinks), natural or man-made, are not to be filled (as in hydro-conditioning and hydro-enforcement).
- Water Bodies (ponds and lakes), wide streams and rivers (“double-line”), and other non-tidal water bodies as defined in Section III are to be hydro-flattened within the DEM.
- Bridges (as defined in the USGS Lidar Base Specification V2.0) will be removed from the DEM. Roads or other travel ways over culverts will remain intact in the surface.
- The bare earth surface below a bridge will be a continuous logical interpolation of the apparent non-hydrographic terrain lateral to the bridge deck. Where abutments are clearly visible, the bare earth interpolation will begin at the junction of the bridge deck and approach structure. Where this junction is not clear, NV5G, Inc. will use their best judgment to delineate the separation of below-bridge terrain from elevated bridge surface.
- No geometric change will be made to the originally computed Lidar points. Bare-earth Lidar points that are near break lines will be classified as Ignored Ground (class value equal to 10) and will be excluded from the DEM generation process. This process prevents unnatural surface artifacts from being created between mass points and break line vertices. The proximity threshold for reclassification as Ignored Ground is at the discretion of the data producer, but in general will not exceed the ANPS.
- Streams, rivers, and water bodies meeting the criteria for hydro-flattening will be monotonically continuous where bridge decks have been removed.
- Any break lines used to enforce a logical terrain surface below a bridge will be considered a required deliverable.

Digital Surface Model (DSM) product will have same resolution, format and tiling specifications as the Raster DEM.

Break Lines:

- Break lines for all hydro-flattened areas will be delivered, regardless of technique used for hydro-flattening the DEM.
- Break lines will be delivered in Esri file geodatabase formats, as PolylineZ and PolygonZ feature classes, as appropriate to the type of feature represented and the methodology used by the data producer.
- Break lines will be developed to the limit of the buffered project boundary area.
- Break lines will be delivered in the same coordinate reference system and units (horizontal and vertical) as the Lidar point delivery.
- Break line delivery may be in a single layer or in tiles, at the discretion of the data producer.
- In the case of tiled deliveries, all features will edge-match exactly across tile boundaries in both the horizontal (x, y) and vertical (z) spatial dimensions.
- Delivered data will be sufficient for the USGS to effectively re-create the delivered DEMs using the Lidar points and break lines without substantial editing.

Intensity Image

- 1.5 U.S. Survey Feet cell size

- Intensities 16-bit, linear rescaled
- Image 8-bit, 256 color gray scale and GeoTIFF format
- Images will be tiled to match the Classified LAS and DEMs.

Delivery Diagram: A final project-wide delivery diagram is required for QL1 projects over 1,000 square miles. At the completion of acquisition NV5G, Inc. will supply a diagram delineating the delivery blocks.

Metadata: Task Order requirements will be met and generally include:

- Ancillary products used to support processing of the Lidar dataset will be delivered.
- Collection Report detailing mission planning and flight logs. Additionally, a flight index will be delivered as an Esri file geodatabase. Flight index will contain flight line ID, acquisition date, start time and end time for each flight line.
- Georeferenced, polygonal extents detailing actual coverage of each of the Lidar swaths will be delivered as defined in the referenced Version 1.3 specification. Esri geodatabase is required.
- Survey Report detailing the collection of control and reference points used for calibration and QA/QC.
- Processing Report detailing calibration, classification, and product generation procedures including methodology used.
- QA/QC Reports (detailing the analysis, accuracy assessment and validation of:
 - The point data (absolute, within swath, and between swath)
 - The bare-earth surface (absolute)
 - All other optional deliverables, if appropriate
- Control points and check points: All control and check points used to calibrate, control, process, and validate the Lidar point data or any derivative products are to be delivered.
- Geo-referenced, digital spatial representation of the precise extents of each delivered dataset. This should reflect the extents of the actual Lidar source or derived product data, exclusive of Triangular Irregular Network (TIN) artifacts or raster NODATA areas. A union of tile boundaries or minimum bounding rectangle is not acceptable. Esri Polygon shapefile is preferred.
- Product metadata FGDC compliant, XML format metadata). One file for each:
 - Tiled deliverable product group (classified point data, bare-earth DEMs, etc.) Product group metadata should contain contents unique and specific to that product group, a renamed copy of the project level metadata is not sufficient. Metadata files for individual tiles are not required.

Note that the NGP version 1.3 of the Lidar Base Specification, has a modified XML metadata template to reflect other updates in the specification, careful review is advised.

Project Report: NV5G, Inc. will deliver a production report which details:

- A record of field work procedures.
- Data derivation and adjustments.
- Quality control procedures and results.
- Any problems encountered, and solutions used in resolving such problems.
- Statistical report summarizing the results of the airborne GPS adjustment and the overall accuracy of the adjusted Inertial Measurement Unit (IMU) data.
- Production report will be Microsoft Word, Adobe PDF format or another compatible digital format.

Acquisition Reports: NV5G, Inc. will provide regular progress updates to the technical point of contact throughout the data acquisition process.

- Update frequency will be based upon the collection period, but no less than once a week.
- Reports will be delivered as shapefiles which represent the geographic extent of the acquired data.
- Updates will commence at acquisition onset and will continue until acquisition is complete

Projection Information

- Washington State Plane South, NAD83 (HARN), NAVD88 (Geoid 12b), US Survey Feet

Tiling Scheme

DNR Format: All geospatial products will be delivered in a 4500 x 4500-foot tiling scheme unless otherwise specified. Esri grids and shapefiles will have complete and correct associated projection files. Tiled products will be edge matched, without gaps or overlap.

Vectors

- Survey boundary, shapefile format
- Tile layout, shapefile format

Reporting

- Final Project Report including: Methods, Results, Survey and Accuracy Assessments
- FGDC-CSDGM compliant Metadata

Schedule & Timeline

NV5G, Inc. will work with DNR and project partners to coordinate data collection to coincide with optimal weather conditions and as best meets the needs of the project. Collection will occur during leaf on conditions in mid-June to July 2026. Lidar products will be delivered 90 business days from the date of successful acquisition and receipt of survey.

Cost Estimate

Costs are provided below for the study area portrayed in Figure 1 above, assuming timeline and deliverables listed above. Changes in the size and/or shape of the area of interest as well as changes to the products below will result in modifications to the cost structure. Costs include mobilization, acquisition, survey, processing to products and reporting.

Snohomish County and Partners Project Limits (823 square miles)	Cost
Unincorporated County (704.7 square miles)	\$260,739
Stanwood (2.98 square miles)	\$1,103
Marysville (21.06 square miles)	\$7,792
Arlington (9.95 square miles)	\$3,682
Granite Falls (2.22 square miles)	\$821
Mukilteo (6.34 square miles)	\$2,346
Everett (35.53 square miles)	\$13,146
Snohomish (3.98 square miles)	\$1,473
Lake Stevens (11.79 square miles)	\$4,362
Brier (2.19 square miles)	\$810
Bothell (13.60 square miles)	\$5,032
Edmonds (8.92 square miles)	\$3,300
Total Cost	\$304,606



CITY COUNCIL AGENDA BILL

Subject: RCW 42.30.110(1)(i) to discuss pending litigation and RCW 42.30.110(1)(g) to review performance of a public employee with possible action on Amendment to the City Manager Employment Agreement (20 minutes)

Originating Dept.: City Council

Approval(s): City Manager
City Clerk
Attorney

Action Recommended: Possible Options:

1. No Action Leave the current Agreement unchanged. No fiscal or contractual change.
2. Conservative Base - no change to salary \$16,529/mo ($\approx$ \$198,240/yr) + annual COLA (1.5% to 4.0%), 5% employer deferred comp, 6-mo. severance, 6-mo. health continuation, material-breach remedy; no new for-cause process.
3. Moderate Retain base + COLA (same as Option A), add Council-approved 0–5% merit based on annual performance evaluation, plus the same deferred comp, severance, health, and material-breach terms as Option A.
4. Comprehensive Base \$17,500/mo (\$210,000/yr), plus the same deferred comp, severance, health, and material-breach terms as Option A.
5. Direct Another Amendment Direct staff and the City Attorney to prepare a different amendment, or a modified option.

Meeting Date: July 15, 2026

Date Submitted: 7/10/2026

Exhibit(s):

1. amendment Opt A 7-15-26
2. amendment Opt B 7-15-26
3. amendment Opt C 7-15-26

Budgeted Amount: NA

BARS Code: NA

Summary Statement:

Recess to an executive session of approximately 20 minutes for two purposes: (1) to discuss with legal counsel potential litigation under RCW 42.30.110(1)(i), with no action to follow on that topic; and (2) to review the performance of a public employee, the City Manager, under RCW 42.30.110(1)(g). Following the executive session, and in open session, the Council may take possible action on one of the City Manager Employment Agreement amendment options (effective July 16, 2026), or may direct staff and the City Attorney to prepare another amendment, or may take no action.

Background:

The executive session to address two separate matters at the same meeting. The first is a discussion with legal counsel regarding potential litigation. The second is the City Manager's performance review. Separately, staff and the City Attorney have prepared a compensation comparison and three alternative amendment options (A, B, and C) to the City Manager Employment Agreement between the City of Granite Falls and Jeff Balentine, effective July 16, 2025, together with suggested motions. Each option, if adopted, would be effective July 16, 2026. Those materials are attached for reference in case the Council wishes to take open-session action after the performance-review discussion.

Recommended Motion:

Options:

No Action — Motion or Consensus

"I move to take no action on the proposed amendments to the City Manager Employment Agreement at this time, and to leave the current Agreement in full force and effect."

(Or, by consensus, the Council may decline to take action and direct no changes to the current Agreement.)

Option A

"I move to approve the amendment to the City Manager Employment Agreement with Jeff Balentine, Option A, effective July 16, 2026, as set forth in the attached amendment, and to authorize the Mayor to execute the amendment subject to final review and approval as to form by the City Attorney."

Option B (Performance-Based)

"I move to approve the amendment to the City Manager Employment Agreement with Jeff Balentine, Option B, effective July 16, 2026, as set forth in the attached amendment, and to authorize the Mayor to execute the amendment subject to final review and approval as to form by the City Attorney."

Option C (Comprehensive)

"I move to approve the amendment to the City Manager Employment Agreement with Jeff Balentine, Option C, effective July 16, 2026, as set forth in the attached amendment, and to authorize the Mayor to execute the amendment subject to final review and approval as to form by the City Attorney."

Direct Staff / City Attorney to Prepare Another Amendment

"I move to direct staff and the City Attorney to prepare a revised amendment to the City Manager Employment Agreement with Jeff Balentine, effective July 16, 2026, incorporating the Council's direction as discussed, and to authorize the Mayor to execute the amendment subject to final review and approval as to form by the City Attorney."

CITY OF GRANITE FALLS, WASHINGTON
AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT
Option A

THIS AMENDMENT (this “Amendment”) is made by and between the **City of Granite Falls, Washington** (the “City”), and **Jeff Balentine** (the “Manager”), and is effective **July 16, 2026**.

WHEREAS, the City and the Manager are parties to an Employment Agreement effective July 16, 2025 (the “Agreement”) under which the Manager serves as City Manager and also performs the duties of Finance Director and Human Resources Director;

WHEREAS, the Agreement may be amended only in writing signed by both parties; and

WHEREAS, the parties wish to amend the compensation and termination terms as set forth below.

NOW, THEREFORE, the parties agree as follows:

1. Base Salary.

Effective July 16, 2026, the Manager’s base salary is \$16,529 per month (the monthly figure controls; approximately \$198,240 per year), paid per the City’s regular payroll procedures.

2. Employer Deferred-Compensation Contribution.

The City shall contribute an amount equal to 5% of the Manager’s base salary to a deferred compensation arrangement for the Manager (e.g., an eligible governmental 457(b) plan), in addition to PERS, subject to applicable plan documents and IRS and DRS rules.

3. Severance and Health Continuation.

If the City terminates the Manager without cause (and not for “just cause” as defined in the Agreement), the City shall pay six (6) months of the Manager’s then-current base salary as severance (approximately \$99,174) and continue the employer share of medical, vision, and dental coverage for six (6) months after termination, as permitted by the applicable plans and law.

4. Material Breach.

Consistent with the Agreement, the City’s failure to cure a material breach after written notice shall be treated as a constructive discharge without cause, entitling the Manager to the Section 3 severance and health continuation. The Manager remains at-will under RCW 35A.13.130–.150; the existing “just cause” definition is unchanged.

5. Sick Leave Cash-Out.

The Manager has the option to cash out accrued sick leave to the same extent, and on the same conditions and limits, as permitted by the City’s adopted personnel and leave policies or other applicable policy or practice as applied to other eligible City employees. This clause is limited by those policies and creates no greater sick-leave cash-out right than other eligible employees receive, unless the Council later directs otherwise. It is separate from the existing vacation cash-out option.

Remaining Terms Unchanged.

Except as expressly amended above, all terms of the Employment Agreement effective July 16, 2025 remain in full force and effect, including the indefinite term; the ILA Accounting Services compensation for Snohomish County Fire District #17 (unchanged); the COLA, benefits, vacation and existing vacation cash-out option, executive leave, performance evaluation, and termination provisions; and the written-modification requirement.

DATED this _____ day of _____, 2026.

CITY OF GRANITE FALLS

Matthew Hartman, Mayor

Jeff Balentine, City Manager

Approved as to form - Office of the City Attorney:

Thom Graafstra or Emily Guildner

CITY OF GRANITE FALLS, WASHINGTON
AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT
Option B

THIS AMENDMENT (this “Amendment”) is made by and between the **City of Granite Falls, Washington** (the “City”), and **Jeff Balentine** (the “Manager”), and is effective **July 16, 2026**.

WHEREAS, the City and the Manager are parties to an Employment Agreement effective July 16, 2025 (the “Agreement”) under which the Manager serves as City Manager and also performs the duties of Finance Director and Human Resources Director;

WHEREAS, the Agreement may be amended only in writing signed by both parties, and the parties wish to retain the current base salary and COLA and add the terms below.

NOW, THEREFORE, the parties agree as follows:

1. Base Salary and COLA Retained; Performance Merit Adjustment.

Effective July 16, 2026, the Manager’s current base salary and COLA are retained. In addition to any COLA, effective July 16, 2026 and each July 16 thereafter, the City Council may approve a performance-based merit adjustment of 0% to 5% above COLA following the annual performance evaluation. The adjustment is discretionary, requires Council approval, and is not guaranteed.

2. Employer Deferred-Compensation Contribution.

The City shall contribute an amount equal to 5% of the Manager’s base salary to a deferred compensation arrangement for the Manager (e.g., an eligible governmental 457(b) plan), in addition to PERS, subject to applicable plan documents and IRS and DRS rules.

3. Severance and Health Continuation.

If the City terminates the Manager without cause (and not for “just cause” as defined in the Agreement), the City shall pay six (6) months of the Manager’s then-current base salary as severance and continue the employer share of medical, vision, and dental coverage for six (6) months after termination, as permitted by the applicable plans and law.

4. Material Breach.

Consistent with the Agreement, the City’s failure to cure a material breach after written notice shall be treated as a constructive discharge without cause, entitling the Manager to the Section 3 severance and health continuation. The Manager remains at-will under RCW 35A.13.130–.150; the existing “just cause” definition is unchanged.

5. Sick Leave Cash-Out.

The Manager has the option to cash out accrued sick leave to the same extent, and on the same conditions and limits, as permitted by the City’s adopted personnel and leave policies or other applicable policy or practice as applied to other eligible City employees. This clause is limited by those policies and creates no greater sick-leave cash-out right than other eligible employees receive, unless the Council later directs otherwise. It is separate from the existing vacation cash-out option.

Remaining Terms Unchanged.

Except as expressly amended above, all terms of the Employment Agreement effective July 16, 2025 remain in full force and effect, including the indefinite term; the ILA Accounting Services compensation for Snohomish County Fire District #17 (unchanged); the COLA, benefits, vacation and existing vacation cash-out option, executive leave, performance evaluation, and termination provisions; and the written-modification requirement.

DATED this _____ day of _____, 2026.

CITY OF GRANITE FALLS

Matthew Hartman, Mayor

Jeff Balentine, City Manager

Approved as to form - Office of the City Attorney:

Thom Graafstra or Emily Guildner

CITY OF GRANITE FALLS, WASHINGTON
AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT
Option C

THIS AMENDMENT (this “Amendment”) is made by and between the **City of Granite Falls, Washington** (the “City”), and **Jeff Balentine** (the “Manager”), and is effective **July 16, 2026**.

WHEREAS, the City and the Manager are parties to an Employment Agreement effective July 16, 2025 (the “Agreement”) under which the Manager serves as City Manager and also performs the duties of Finance Director and Human Resources Director;

WHEREAS, the Agreement may be amended only in writing signed by both parties; and

WHEREAS, the parties wish to amend the compensation and termination terms as set forth below.

NOW, THEREFORE, the parties agree as follows:

1. Base Salary.

Effective July 16, 2026, the Manager’s base salary is \$17,500 per month (\$210,000 per year), paid per the City’s regular payroll procedures.

2. Employer Deferred-Compensation Contribution.

The City shall contribute an amount equal to 5% of the Manager’s base salary to a deferred compensation arrangement for the Manager (e.g., an eligible governmental 457(b) plan), in addition to PERS, subject to applicable plan documents and IRS and DRS rules.

3. Severance and Health Continuation.

If the City terminates the Manager without cause (and not for “just cause” as defined in the Agreement), the City shall pay six (6) months of the Manager’s then-current base salary as severance (approximately \$105,000) and continue the employer share of medical, vision, and dental coverage for six (6) months after termination, as permitted by the applicable plans and law.

4. Material Breach.

Consistent with the Agreement, the City’s failure to cure a material breach after written notice shall be treated as a constructive discharge without cause, entitling the Manager to the Section 3 severance and health continuation. The Manager remains at-will under RCW 35A.13.130–.150; the existing “just cause” definition is unchanged.

5. Sick Leave Cash-Out.

The Manager has the option to cash out accrued sick leave to the same extent, and on the same conditions and limits, as permitted by the City’s adopted personnel and leave policies or other applicable policy or practice as applied to other eligible City employees. This clause is limited by those policies and creates no greater sick-leave cash-out right than other eligible employees receive, unless the Council later directs otherwise. It is separate from the existing vacation cash-out option.

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DATED this _____ day of _____, 2026.

CITY OF GRANITE FALLS

Matthew Hartman, Mayor

Jeff Balentine, City Manager

Approved as to form - Office of the City Attorney:

Thom Graafstra or Emily Guildner