

CITY OF GRANITE FALLS

ORDINANCE NO. 567

AN ORDINANCE OF THE CITY OF GRANITE FALLS
AMENDING ORDINANCE NO. 370, SECTION 2,
CODIFIED AS 19.08, GRANITE FALLS MUNICIPAL
CODE, ADDING THE FOLLOWING DEFINITIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE
FALLS:

Section 1. The following definitions are added to Section 3, Ordinance
No. 370:

Binding Site Plan, Residential. A map, in sufficient detail to
evaluate the proposed development in accordance with the provisions of
the applicable laws and regulations. The binding site plan shall include:

- (A) A circulation plan including proposed and existing locations
of all roads, improvements and other elements specified by
Ordinance or regulations;
- (B) Location of utilities and community facilities;
- (C) Location of each residential lot showing proposed dwelling
types, whether single family, townhouse or multiple;
- (D) Location of all proposed structures;
- (E) A detailed landscape plan showing greenbelts and open
space, and indicating the location of existing vegetation to
be retained, location of vegetation and landscaping
structures to be installed, the type of vegetation by common
name and taxonomic designation, and the installed and
mature height of all vegetation;
- (F) Schematic plans and elevations of proposed buildings with
samples of all exterior finish material and colors, the type
and location of all exterior lighting, signs and accessory
structures.

Closed Record Appeal. An appeal to the City Council based on the
existing record.

Comprehensive Plan. The Granite Falls Comprehensive Plan
adopted in 1994 as amended.

Comprehensive Plan Amendment. An amendment or change to the text or maps of the Comprehensive Plan.

Critical Areas. Areas of environmental sensitivity, which include the following areas and ecosystems: a) wetland; b) areas with a critical recharging effect on aquifers used for potable water; c) fish and wildlife habitat conservation areas; d) frequently flooded areas; and e) geologically hazardous areas.

Cul-de-sac. A short street terminating in a vehicular turnaround space.

Final Decision. The final action by the City Council.

Public Hearing. An open record hearing at which evidence is presented and testimony is taken.

Subdivision, Short Plat: A division of land into four or fewer lots or tracts.

Subdivision, Plat: A division of land into five or more lots, tracts or other divisions. Subdivision includes resubdivisions of previously subdivided land.

Wetland: "Wetland" or "wetlands" means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands include those artificial wetlands intentionally created to mitigate conversion of wetlands.

Section 2. This Ordinance shall be in full force and effective after passage, approval and publication.

Said Ordinance was passed in open session by the City Council of the City of Granite Falls on the 11 day of September, 1996.

APPROVED:

Gella R Morris

Mayor

ATTEST:

Gew James
City Clerk

APPROVED AS TO FORM:

Cheryl L Bayer
City Attorney

FIRST READING:

August 28, 1996

SECOND READING:

September 11, 1996

DATE OF PUBLICATION:

September 21, 1996

EFFECTIVE DATE:

September 27, 1996