



PUBLIC HEARING NOTICE

City of Granite Falls
January 11, 2017 @ 7:15 p.m.

BEFORE THE GRANITE FALLS CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT in the Granite Falls City Council Chambers at 206 S. Granite Avenue, Granite Falls, WA, 98252 on Wednesday, January 11, 2017, at 7:15 p.m. or soon thereafter, a public hearing will be held by the Granite Falls City Council to consider the proposed amendments to be included in the 2017 Comprehensive Plan and Development Regulations Annual Docket. These proposals include:

- Changing the Comprehensive Plan and Zoning Map designations from General Commercial/GC to Multiple Residential/MR for 10 parcels located west of Jordan Road and north of W. Stanley Street in response to a request by the property owners;
- Update the Transportation Element of the Comprehensive Plan in regards to the six-year Transportation Improvement Program and to correct minor errors and omissions;
- Update the Six-year Capital Improvement Program in regards to water and sewer system proposed projects, costs, rates, and expenditures;
- Update the Comprehensive Plan Future Land Use Map and Zoning Map to designate publicly owned land & facilities as Public/Institutional (P/I) and privately owned & dedicated open space, and recreation & water retention tracts as Open Space (O/S);
- Amend the Comprehensive Plan and Zoning Code to increase the maximum allowed density in the Multiple Residential (MR) zone from 24 to 28 dwelling units per acre only when the subject site is within walking distance of job opportunities & commercial services; and the site has arterial street frontage, on-site recreational facilities, and no on-site environmental constants;
- Update the Public/Institutional (P/I) zone to: add "cemeteries" and "communication facilities" as conditional uses; amend minimum building setback requirements to provide equality between non-residential zones; and adjust landscaping requirements to accommodate the proposed setback requirements;
- Minor "Housekeeping" amendments that provide for: consistency within the city code; clarification of intent of certain code sections; correction of errors & omissions; and improved readability.

Any person may appear at the hearing and may be heard in support of or in opposition to this proposal. If you are unable to attend the public hearing in person, you may submit your written comments by 4:00 p.m., January 11, 2017, to the attention of the City Clerk at Granite Falls City Hall, 206 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 on weekdays from 8:30 a.m. to 5:00 p.m. by calling 360-691-6441.

GRANITE FALLS CITY COUNCIL

Darla Reese, MMC, City Clerk

Dated this 31st day of December, 2016.

The City of Granite Falls strives to provide access and services to all members of the public. Please notify the City at least 48 hours prior to the event if reasonable accommodations are needed.

**Notice – All Proceedings of this meeting are sound recorded
Except Executive Sessions.**