

CITY OF GRANITE FALLS
Granite Falls, Washington

ORDINANCE NO. 816-10

AN ORDINANCE OF THE CITY OF GRANITE FALLS, WASHINGTON RELATING TO THE GRANITE FALLS GROWTH MANAGEMENT COMPREHENSIVE PLAN, THE CITY'S OFFICIAL ZONING MAP, ORDINANCES NO. 626, 627 AND 687-03, AS PREVIOUSLY AMENDED, AND THE CITY'S ZONING CODE (GFMC TITLE 19); AND APPROVING THE 2008 CITY INITIATED COMPREHENSIVE PLAN AMENDMENT REQUEST, WHICH AMENDS THE COMPREHENSIVE LAND USE MAP DESIGNATION FOR PROPERTY LOCATED AT 803 and 807 EAST STANLEY STREET TO HIGH DENSITY RESIDENTIAL AND REZONES SAID PROPERTY FROM SCHOOLS, PARKS WWTPS, MISC. TO MULTIPLE RESIDENTIAL AND UPDATES THE CITY'S COMPREHENSIVE PLAN LAND USE MAP AND CITY ZONING AND ZONING MAP TO REFLECT AREAS ADDED TO THE CITY IN PREVIOUS ANNEXATIONS THROUGH ORDINANCES NOS. 749-07, 759-07, 754-07 AND CHANGE THE DATE OF ADOPTION OF THE CITY COMPREHENSIVE PLAN AS RECOMMENDED UNDER RESOLUTION NO. 05-07, ALL PURSUANT TO THE CITY'S ANNUAL COMPREHENSIVE PLAN AMENDMENT AND UPDATE PROCESS.

WHEREAS, on 30th day of November, 2005 the Granite Falls City Council enacted Resolution No. 05-07 adopting an updated Growth Management Comprehensive Plan for the City of Granite Falls; and

WHEREAS, the Growth Management Act allows for jurisdictions to amend comprehensive plans once a year, except in those situations enumerated in RCW 36.70A.130(2)(a); and

WHEREAS, the City of Granite Falls adopted Ordinance No. 740-07, providing for procedures for annual amendment and update of the City's Comprehensive Plan, and which are codified in GFMC 19.04.130 and.140; and

WHEREAS, on May 4, 2007, the Granite Falls City Council adopted Ordinance No. 740-07 which establishes procedures for processing and review of legislative actions relating to amendments or revision of the Comprehensive Plan and Development Regulations, and which are codified in GFMC 19.04.130 and.140; and

WHEREAS, the proposed 2008 Comprehensive Plan amendments include a City Initiated Amendment Request, which proposes to revise the Comprehensive Plan's Land Use Map designation for the properties depicted in the attached Exhibit A, which are located at 803 and 807 East Stanley St., Granite Falls, to High Density Residential from Schools, Parks WWTPs, Misc. and to rezone the property from Schools, Parks, WWTPs, Misc. to Multiple Residential as shown on the City of Granite Falls Zoning Map on attached Exhibit B; and

WHEREAS, the City has annexed and incorporated areas in previously adopted Ordinance Nos. 749-07, 759-07, 754-07 and the Comprehensive Land Use Map and City Zoning Map need to be amended to include these areas; and

WHEREAS, the City has previously adopted the City of Granite Falls Comprehensive Plan under Resolution No. 05-07 and the City desires to amend the date of adoption to November 30th, 2005, the date of Resolution No. 05-07.

WHEREAS, the City has submitted the proposed 2008 Comprehensive Land Use Plan amendments to the State of Washington Department of Commerce for 60 day review in accordance with RC 36.70A.160; and

WHEREAS, the Granite Falls Planning Commission, after review of the proposed 2008 Comprehensive Plan Land Use Map and Official Zoning Map amendments, held a public hearing on July 28th, 2009, regarding said proposed amendments; and

WHEREAS the Granite Falls Planning Commission prepared and provided its written recommendation that the Granite Falls City Council approve the Comprehensive Plan Amendments, a copy of which is attached as Exhibit C and incorporated herein by this reference; and

WHEREAS, on December 1, 2010, the Granite Falls City Council reviewed the Planning Commission's recommendation relating to the proposed 2008 Comprehensive Plan Land Use Map and Official Zoning Map amendments;

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

Section 1. The City hereby finds that the 2008 City Initiated Amendment Request to revise the Comprehensive Plan's Land Use Map designation for the properties located at 803 and 807 East Stanley St., Granite Falls, to High Density Residential from Schools, Parks WWTPS, Misc. and to rezone the property from Schools, Parks, WWTPs, Misc. to Multiple Residential as shown on the City of Granite Falls Official Zoning Map, is:

1. Consistent with the City's Comprehensive Plan and Zoning Code;
2. Consistent with the State Growth Management Act and the State Environmental Policy Act;
3. Warranted by significant changes in circumstances; and
4. Warranted by sufficient benefit or cost to the public health, safety, and welfare.

Section 2. The City hereby finds that amending the City's Comprehensive Land Use Map and City Zoning Map to include areas annexed and incorporated pursuant to previously adopted Ordinance Nos. 749-07, 759-07, 754-07 is:

1. Consistent with the City's Comprehensive Plan and Zoning Code;

2. Consistent with the State Growth Management Act and the State Environmental Policy Act;
3. Warranted by significant changes in circumstances; and
4. Warranted by sufficient benefit or cost to the public health, safety, and welfare.

Section 3. The City Council hereby amends the Granite Falls Growth Management Comprehensive Plan, as previously amended, by adopting 2008 City Initiated Amendment Request, which amends the land use designation for the properties located at 803 and 807 East Stanley St., Granite Falls, from Schools, Parks, WWTPs, Misc. to High Density Residential, and by adding those areas annexed under Ordinances 749-07, 759-07, 754-07 and amends figure LU-2 of the Land Use Element. This amendment shall be included with the Comprehensive Plan filed with the City Clerk and shall be available for public inspection.

Section 4. The City Council hereby amends the City's Comprehensive Land Use Map Ordinances Nos. 626, 627 and 687-04, as previously amended, to change the land use designation for the properties located at 803 and 807 East Stanley St., Granite Falls, from Schools, Parks, WWTPs, Misc. to High Density Residential and to add areas annexed in Ordinance Nos. 749-07, 759-07, 754-07. The amended Comprehensive Land Use Map shall be on file in the office of the City Clerk and shall be available for public inspection.

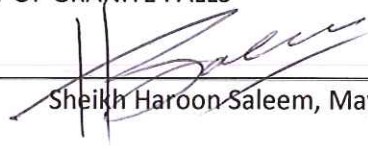
Section 5. The City Council hereby amends the City's Official Zoning Map and GPMC Title 19 (Zoning Code) to rezone the properties depicted in the attached Exhibit B from Schools Parks, WWTPs, Misc. to Multiple Residential, and to add areas annexed in Ordinance Nos. 749-07, 759-07, 754-07. The amended Official Zoning Map shall be on file in the office of the City Clerk and shall be available for public inspection.

Section 5. The City Council hereby amends the Granite Falls Growth Management Comprehensive Plan, as previously amended to have an adopted date of November 30, 2005 as adopted by Resolution No. 05-07.

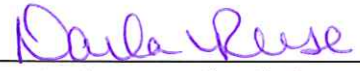
Section 6. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

PASSED by the City Council and APPROVED by the Mayor this 15th day of December, 2010.

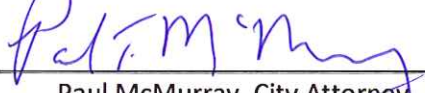
CITY OF GRANITE FALLS

By 
Sheikh Haroon Saleem, Mayor

ATTEST:

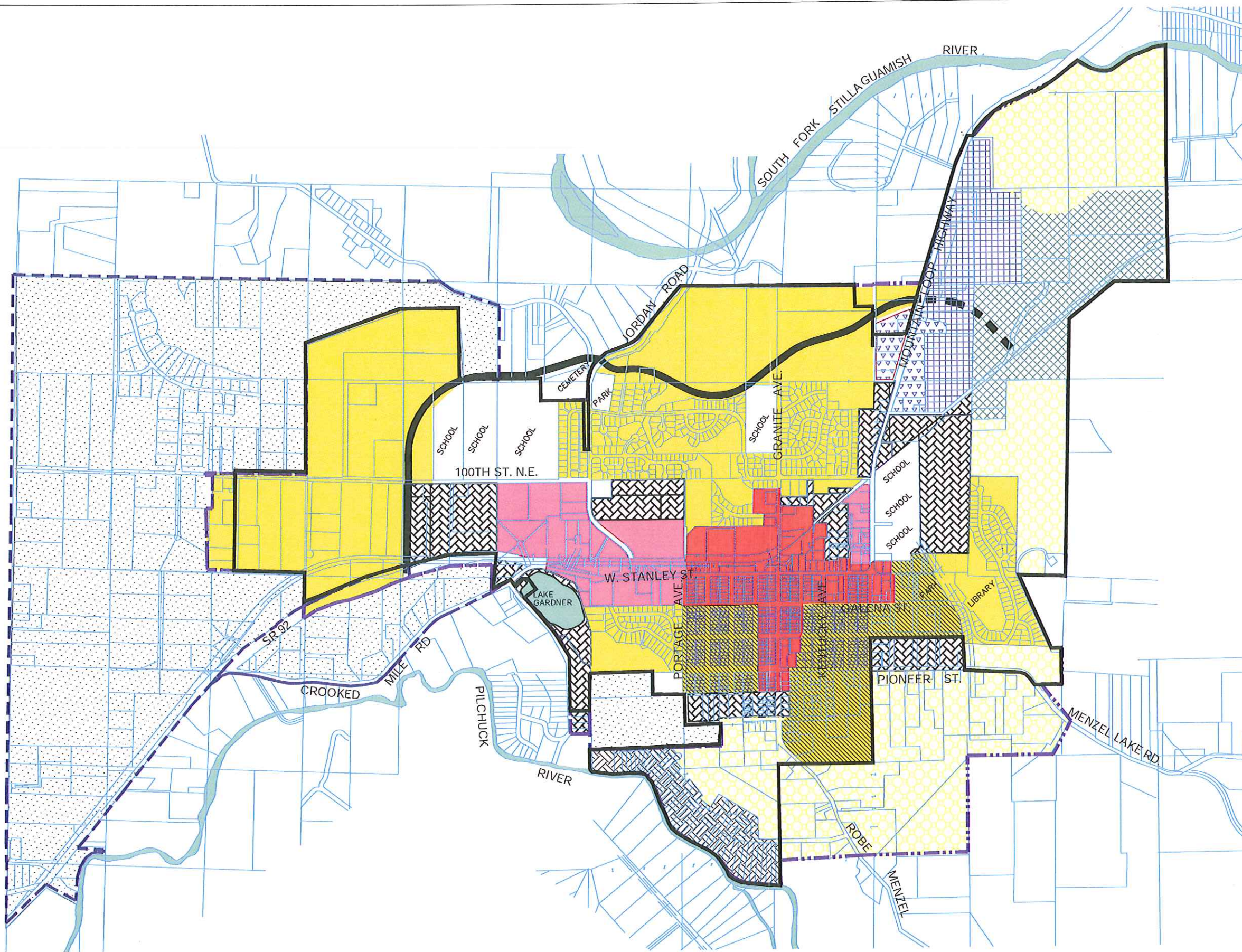
By 
Darla Reese, City Clerk

APPROVED AS TO FORM:

By 
Paul McMurray, City Attorney

Date of First and Last Reading: 12/15/10
Date of Publication: 12/23/10
Effective Date: 12/28/10

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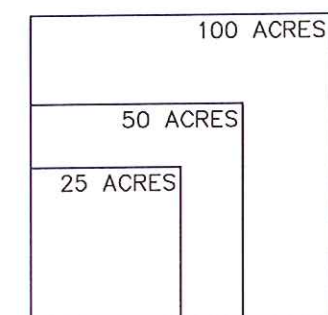


LEGEND

- GRANITE FALLS CITY LIMITS
- - - EXISTING UGA BOUNDARY
- - - PROPOSED 2050 UGA LINE
- PROPOSED ALTERNATE ROUTE
- ■ ■ PROPOSED FUTURE ALTERNATE ROUTE
- AREA TO ULTIMATELY BE ADDED FOR PROPOSED 2050 UGA
- 2.3 ACRE DWELLING UNIT (DU) UGA
- LOW DENSITY RESIDENTIAL (LDR 4 DU/A)
- MEDIUM DENSITY RESIDENTIAL (MDR 6 DU/A)
- HIGH DENSITY RESIDENTIAL (HDR 12-24 DU/A)
- INDUSTRIAL/RETAIL (IR)
- DOWNTOWN RESIDENTIAL (DR)
- CENTRAL BUSINESS DISTRICT (CBD)
- GENERAL COMMERCIAL (GC)
- LIGHT INDUSTRIAL (LI)
- INDUSTRIAL (I)
- SCHOOLS, PARK, WWTPS, MISC

EXHIBIT A

700' 350' 0 700' 1400'
1"=700'

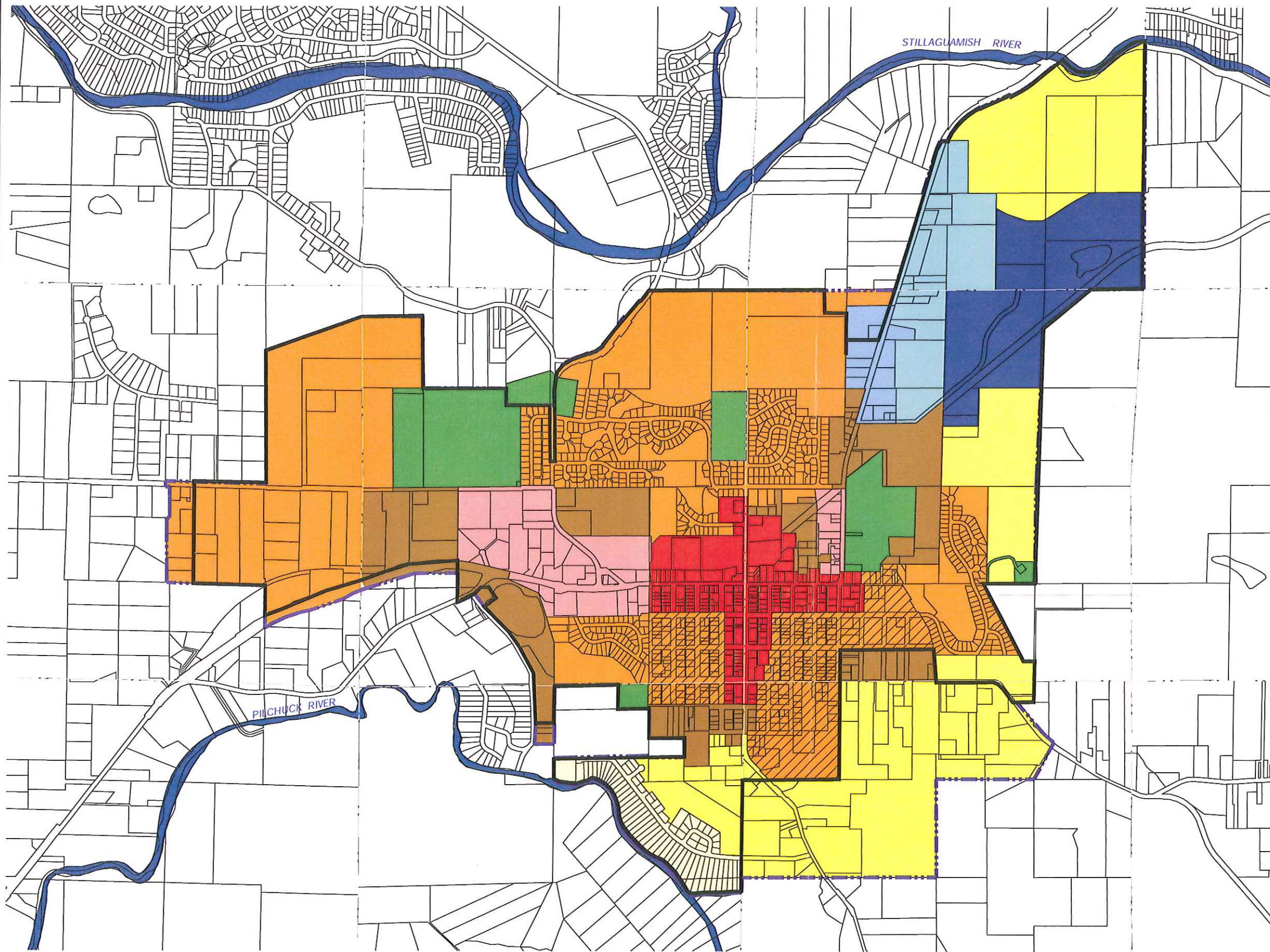


GRANITE FALLS

GRANITE FALLS COMPREHENSIVE PLAN

FUTURE LAND
USE MAP
DECEMBER 2010

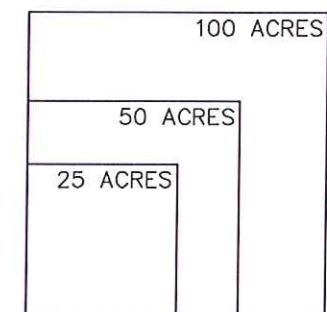
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- LEGEND**
- EXISTING UGA BOUNDARY
 - CITY LIMITS
 - RURAL 2.3 (R-2.3)
 - RESIDENTIAL 9,600 (R-9,600)
 - RESIDENTIAL 7,200 (R-7,200)
 - MULTIPLE RESIDENTIAL (MR)
 - DOWNTOWN RESIDENTIAL (DT 2,500)
 - CENTRAL BUSINESS DISTRICT (CBD)
 - GENERAL COMMERCIAL (GC)
 - LIGHT INDUSTRIAL (LI)
 - INDUSTRIAL (I)
 - INDUSTRIAL/RETAIL (IR)
 - SCHOOLS, PARK, WWTPS, MISC.

EXHIBIT B

700' 350' 0 700' 1400'
1" = 700'



GRANITE FALLS

GRANITE FALLS UNIFIED DEVELOPMENT CODE

ZONING MAP

DECEMBER 2010