

CITY OF GRANITE FALLS

ORDINANCE NO. 827-2012

AN ORDINANCE OF THE CITY OF GRANITE FALLS, WASHINGTON, CONCERNING THE 2011 ANNUAL DOCKET FOR MINOR AMENDMENTS TO TITLE 19 UNIFIED DEVELOPMENT CODE OF THE GRANITE FALLS MUNICIPAL CODE; MAKING FINDINGS OF FACT; AND THE FOLLOWING AMENDMENTS:

- 1. AMENDING SUBSECTION C OF SECTION 19.3.050 OF GFMC CHAPTER 19.3, ZONING, TO ALLOW LODGES, RESORTS AND RECREATIONAL FACILITIES AS CONDITIONAL USES IN THE RESIDENTIAL 9,600 ZONE;**
- 2. AMENDING SUBSECTION M.5 OF SECTION 19.4.070 OF GFMC CHAPTER 19.4, CODE ADMINISTRATION, TO REFERENCE THE INTERNATIONAL BUILDING CODE;**
- 3. AMENDING SUBSECTION B.1 OF SECTION 19.4.080 OF GFMC CHAPTER 19.4 CODE ADMINISTRATION TO CLARIFY THAT PROPERTY OWNERS WITHIN 300 FEET SHALL BE RECEIVE A NOTIFICATION OF PRELIMINARY APPROVAL;**
- 4. AMENDING SUBSECTION D OF SECTION 19.4.0130 OF GFMC CHAPTER 19.4, CODE ADMINISTRATION, TO DELETE REFERENCE TO APPEALS AND PENALTIES;**
- 5. AMENDING SUBSECTION D.1 OF SECTION 19.4.0130 OF GFMC CHAPTER 19.4, CODE ADMINISTRATION, TO REFERENCE THE CITY'S COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS DOCKETING PROCESS PURSUANT TO RCW CHAPTER 36.70A;**
- 6. AMENDING SUBSECTION E.1 OF SECTION 19.4.0130 OF GFMC CHAPTER 19.4, CODE ADMINISTRATION, TO REFERENCE THE CITY'S COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS DOCKETING PROCESS PURSUANT TO RCW CHAPTER 36.70A;**
- 7. AMENDING SUBSECTION E.2 OF SECTION 19.4.0130 OF GFMC CHAPTER 19.4, CODE ADMINISTRATION, TO ESTABLISH APPLICATION REQUIREMENTS FOR THE CITY'S COMPREHENSIVE PLAN DOCKETING PROCESS PURSUANT TO RCW CHAPTER 36.70A;**
- 8. ADDING SUBSECTION F OF SECTION 19.4.0130 OF GFMC CHAPTER 19.04, CODE ADMINISTRATION, TO ESTABLISH THE CITY'S COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS DOCKETING PROCESS PURSUANT TO RCW CHAPTER 36.70A;**
- 9. AMENDING SUBSECTION A.4.f OF SECTION 19.5.020 OF GFMC CHAPTER 19.5, GENERAL PERMITS AND SUBDIVISION REGULATIONS, TO AMEND REFERENCE TO DECISION CRITERIA FOR CONDITIONAL USE PERMIT APPLICATIONS;**

10. AMENDING SUBSECTION C OF SECTION 19.5.060 OF GFMC CHAPTER 19.5, GENERAL PERMITS AND SUBDIVISION REGULATIONS, TO EXTEND THE TIME FRAME FOR SUBMISSION OF FINAL PLAT TO SEVEN YEARS;
11. AMENDING SUBSECTION F OF SECTION 19.5.060 OF GFMC CHAPTER 19.5, GENERAL PERMITS AND SUBDIVISION REGULATIONS, TO EXTEND THE TIME FRAME FOR THE EFFECT OF FINAL PLAT APPROVAL TO SEVEN YEARS;
12. AMENDING SUBSECTION A OF SECTION 19.6.010 OF GFMC CHAPTER 19.6, DEVELOPMENT STANDARDS, TO ALLOW THE CITY'S DESIGNATED OFFICIAL TO ADMINISTRATIVELY APPROVE TYPE 1 SIGN PERMITS;
13. AMENDING SUBSECTION F.10.a of SECTION 19.6.010 OF GFMC CHAPTER 19.6, DEVELOPMENT STANDARDS, TO ALLOW THE CITY'S DESIGNATED OFFICIAL TO ADMINISTRATIVELY APPROVE NON-PROFIT ORGANIZATION DIRECTIONAL SANDWICH BOARDS OR SIGNS;
14. AMENDING SUBSECTION N.1 OF SECTION 19.6.010 OF GFMC CHAPTER 19.6, DEVELOPMENT STANDARDS, TO ALLOW THE CITY'S DESIGNATED OFFICIAL TO ADMINISTRATIVELY APPROVE MURALS TO BE PAINTED OR OTHERWISE PLACED ON ANY BUILDING OR STRUCTURE;
15. AMENDING SUBSECTION OF V OF SECTION 19.6.010 OF GFMC CHAPTER 19.6, DEVELOPMENT STANDARDS, TO ALLOW THE CITY'S DESIGNATED OFFICIAL TO ADMINISTRATIVELY APPROVE ALL SIGN PERMITS;
16. AMENDING SUBSECTION X.2 OF SECTION 19.6.010 OF GFMC CHAPTER 19.6, DEVELOPMENT STANDARDS, TO ALLOW THE CITY'S DESIGNATED OFFICIAL TO REQUIRE PLANS, ELEVATIONS, DIAGRAMS, LIGHT INTENSITIES, STRUCTURAL CALCULATIONS AND OTHER MATERIALS TO AID IN THE REVIEW OF SIGN PERMIT APPLICATIONS;
17. AMENDING SUBSECTION D.2 OF SECTION 19.6.020 OF GFMC CHAPTER 19.6, DEVELOPMENT STANDARDS, TO REQUIRE SIGNIFICANT TREES TO BE RETAINED IN REQUIRED SETBACKS;
18. AMENDING SUBSECTION D.2.c OF SECTION 19.6.070 OF GFMC CHAPTER 19.6, DEVELOPMENT STANDARDS, TO REFERENCE THE INTERNATIONAL BUILDING CODE;
19. AMENDING SUBSECTION D.5 OF SECTION 19.6.130 OF GFMC CHAPTER 19.6, DEVELOPMENT STANDARDS, TO REFERENCE THE INTERNATIONAL BUILDING CODE;
20. AMENDING SUBSECTION C.3 OF SECTION 19.07.010 OF GFMC CHAPTER 19.07, ENVIRONMENTAL REGULATIONS, TO REFERENCE THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE AND THE INTERNATIONAL HOUSING CODE;

- 21. AMENDING CERTAIN DEFINITIONS WITHIN SUBSECTION 2 OF SECTION 19.07.035 OF GFMC CHAPTER 19.07, ENVIRONMENTAL REGULATIONS, TO REFERENCE THE FEMA 2010 FIRM MAP IN THE DEFINITION OF THE TERMS BASE FLOOD, FLOOD INSURANCE RATE MAP, AND FLOOD PROTECTION ELEVATION;**
- 22. AMENDING SUBSECTION 3.2.A OF SECTION 19.07.035 OF GFMC CHAPTER 19.07, ENVIRONMENTAL REGULATIONS, TO DELETE REFERENCE TO PANEL 755 OF 157 OF FLOOD INSURANCE RATE MAP FOR SNOHOMISH COUNTY AND REVISIONS THERETO;**
- 23. AMENDING SUBSECTION 3.3.A OF SECTION 19.07.035 OF GFMC CHAPTER 19.07, ENVIRONMENTAL REGULATIONS, TO REFERENCE THE FEMA 2010 FIRM MAP;**
- 24. AMENDING SUBSECTION 3.3.D OF SECTION 19.07.035 OF GFMC CHAPTER 19.07, ENVIRONMENTAL REGULATIONS, TO REFERENCE THE FEMA 2010 FIRM MAP;**
- 25. AMENDING SUBSECTION 3.3.F OF SECTION 19.07.035 OF GFMC CHAPTER 19.07, ENVIRONMENTAL REGULATIONS, TO REFERENCE THE FEMA 2010 FIRM MAP;**
- 26. AMENDING SUBSECTION A OF SECTION 19.6.060 OF GFMC CHAPTER 19.6, DEVELOPMENT STANDARDS, TO ADD AN ILLUSTRATION TO THE DOWNTOWN PARKING REQUIREMENTS;**

PROVIDING FOR SEVERABILITY; REQUIRING A COPY BE PROVIDED TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR SUMMARY PUBLICATION BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the requirements of the Washington State Growth Management Act, the City of Granite Falls is required to develop and adopt development regulations implementing its Comprehensive Plan;

WHEREAS, RCW 36.70A.130(2) requires the City of Granite Falls, a “fully planning” city within Snohomish County to update its Comprehensive Plan and development regulations, as necessary, to reflect local needs, new data and current laws; and

WHEREAS, the Granite Falls City Council has determined that certain amendments are necessary to keep the Comprehensive Plan and Unified Development Code contained in GFMC Title 19 updated and to accommodate the needs of its citizens; and

WHEREAS, the Granite Falls City Council has reviewed the amendments contained in this ordinance and finds that these amendments meet the required criteria in Ordinance No. 740-07 and UDC 19.4.130.D; and

WHEREAS, a public hearing was held by the City of Granite Falls Planning Commission on October 25, 2011 pursuant to GFMC 19.4.130.D.5; and

WHEREAS, a public hearing was held by the City of Granite Falls City Council on December 7, 2011 pursuant to GFMC 19.4.130.D.6; and

WHEREAS, the requirements of the Ste Environmental Policy Act (SEPA) RCW Chapter 43.21C have been met;

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

Section 1. Findings. The City Council hereby adopts the following findings in support of this Ordinance, together with the recitals expressed herein.

1. RCW 36.70A.470(2) stipulates that all cities planning under the Growth Management Act shall provide in its development regulations a procedure for any interested citizen or agency to suggest development regulation amendments.
2. The suggested amendments pursuant to RCW 36.70A.470(2) are to be docketed and considered on at least an annual basis.
3. On June 15, 2011, the City Council directed staff to advertise and provide for a Development Regulation (Land Use) Docket to be processed this year (2011).
4. The Docket opening was advertised in the City's newspaper of record, the Everett Herald, on June 20, 2011 and June 27, 2011.
5. The City of Granite Falls submitted an application proposing several minor amendments to provide consistency within the code, clarify intent, correct errors, and update specific sections of the code to bring them into compliance with changes in state and federal regulations and recently city adopted ordinances.
6. The Planning Commission reviewed the 2011 Development Regulations Annual Docket proposals on August 9, 2011 and August 23, 2011.
7. On August 23, 2011, the Planning Commission recommended minor amendments to the Unified Development Code be included as part of the 2011 Development Regulations Annual Docket pursuant to GFMC 19.04.130.D.
8. On September 7, 2011, after consideration of the Planning Commission recommendation, the City Council adopted Resolution No. 2011-04 directing the Designated Official to proceed with the recommended minor amendments to the Unified Development Code as part of the 2011 Development Regulations Annual Docket.
9. The recommended minor amendments to the Unified Development Code appear to be consistent with and aid in the effective implementation of the City's Comprehensive Plan and development regulations.
10. On October 11, 2011, the Planning Commission conducted a work session to review staff analysis of recommended minor amendments to the Unified Development Code in preparation for the 2011 Development Regulations Annual Docket Housekeeping Amendment public hearing scheduled for October 25, 2011.
11. On October 14, 2011, a public hearing notice in compliance with GFMC 19.4.0130.D.5 and GFMC 19.4.080.C.1.a and .2 was posted at the local US Post Office, City Hall, and Granite Falls Library notifying the public of the Planning Commission public hearing.
12. On October 14 2011, a public hearing notice in compliance with GFMC 19.4.0130.D.5 and GFMC 19.4.080.C.1.c and .2 was published in the Everett

Herald Newspaper notifying the public of the Planning Commission public hearing.

13. The Planning Commission held a public hearing regarding recommended minor amendments to the Unified Development Code on October 25, 2011, deliberated, adopted findings of fact, and recommended approval of the minor amendments to the Unified Development Code as proposed.
14. On November 7, 2011, the City Council conducted a work session to review the Planning Commission recommendation and staff analysis regarding the recommended minor amendments to the Unified Development Code in preparation for a public hearing scheduled for December 7, 2011.
15. On November 25, 2011, a public hearing notice in compliance with GFMC 19.4.0130.D.5 and GFMC 19.4.080.C.1.a and .2 was posted at the local US Post Office, City Hall, and Granite Falls Library notifying the public of the City Council public hearing.
16. On November 25, 2011, a public hearing notice in compliance with GFMC 19.4.0130.D.5 and GFMC 19.4.080.C.1.c and .2 was published in the Everett Herald Newspaper notifying the public of the City Council public hearing.
17. The City Council held a public hearing to consider the Planning Commission recommended minor amendments to the Unified Development Code on December 7, 2011, adopted findings of fact, and directed staff to prepare an ordinance for consideration that would adopt the minor amendments to the Uniform Development Code as recommended by the Planning Commission.

Section 2. Subsection C, Conditional Uses, of Section 19.3.050 of GFMC Chapter 19.3, Zoning, is hereby amended to read as follows:

- C. Conditional Uses. Conditional uses in the residential 9,600 (R-9,600) zone are:
1. Day care centers;
 2. Churches and schools;
 3. Public facilities;
 4. Radio transmitting antennas and satellite signal receiving antennas;
 5. Duplexes on lots of 12,000 square feet or larger;
 6. Bed and breakfasts;
 7. RV parks; and
 8. Lodges, resorts and recreational facilities on parcels with any portion within 200 feet of a shoreline of state-wide significance that comply with the provisions of the city's Shoreline Master Program.

Section 3. Subsection M.5 of Section 19.4.070, Impact Fees, of GFMC Chapter 19.4, Code Administration, is hereby amended to read as follows:

- M.5. An owner/applicant may request and shall receive a refund, including interest earned on the impact fees, when:
- a. The owner/applicant does not proceed to finalize the development activity as required by statute or city code or the ~~uniform building code~~ International Building Code; and
 - b. The city has not expended or encumbered the impact fees in good faith prior to the application for a refund. In the event that the city has expended or encumbered the fees in good faith, no refund shall be forthcoming. However, if within a period of three years, the same or subsequent owner of the property proceeds with the same or

substantially similar development activity, the owner shall be eligible for a credit. The owner must petition the city in writing and provide receipts of impact fees paid by the owner for a development of the same or substantially similar nature on the same property or some portion thereof. The city shall determine whether to grant a credit, and such determinations may be appealed by following the procedures set forth in this title.

Section 4. Subsection B.1 of Section 19.4.080, Public Notice Requirements, of GFMC Chapter 19.4, Code Administration, is hereby amended to read as follows:

B.1 Notification of Preliminary Approval: The Designated Official shall notify the adjacent property owners within 300 feet of the subject property of his intent to grant approval at least fourteen (14) days prior to the effective date of the approval. Notification shall be made by mail only. The notice shall include:

- a. A description of the preliminary approval granted, including any conditions of approval.
- b. A place where further information may be obtained.
- c. A statement that final approval will be granted unless an appeal requesting a public hearing is filed with the City clerk within fifteen (15) days of the date of the notice.

Section 5. Subsection D of Section 19.4.0130 Rezones and Amendments, of GFMC Chapter 19.4, Code Administration, is hereby amended to read as follows:

D. DEVELOPMENT REGULATIONS AND OTHER OFFICIAL CONTROLS. This section is intended to provide the method for adopting amendments to the text and official map of the city's development regulations and other official controls. Requests to change a regulatory zone affecting a parcel of land, or portion of a lot, are processed under ~~chapter 19.4.0120E.6~~ 19.4.0120E.6 of this section.

1. Initiation of Amendment: Pursuant to the docketing process set forth under section 19.6.130.F, An an amendment to the zoning title or other official controls may be initiated by:

- a. The city council requesting the planning commission to set the matter for hearing and recommendations;
- b. The planning commission with the concurrence of the designated official;
- c. One or more property owners directly affected by a proposal through a petition to the city;
- d. Citizen advisory committees or organizations through a petition to the city.

2. Application Required: Application for a change to the official map or regulatory change specific to a parcel of land or portion of a lot shall be made in writing to the designated official. Applications shall include:

- a. Property owners' and agents' names, addresses, and other contact information;
- b. Parcel identification number and address of the parcel or parcels;
- c. Reason for the requested change; and
- d. Other relevant information regarding the proposal.

3. Fees: As may be established by resolution of the city council.

4. Staff Report: The designated official shall prepare a written report on each amendment pending before the planning commission. The report shall be transmitted to the planning commission and to the applicant before the public hearing. Each report shall contain:

- a. Any factual findings pertaining to the amendment.
- b. Any comments from city departments or other agencies with jurisdiction.
- c. The environmental assessment, SEPA determination and/or final environmental impact statement.
- d. The staff's recommendation.

5. Public Hearing by Planning Commission: The city shall give notice and the planning commission shall hold a public hearing prior to the recommendation for adoption or amendment of any official control to the city council. See GFMC 19.04.080(C) for hearing procedures and rules.

6. Adoption by City Council: Amendments to the development regulations or other official controls shall be adopted by the city council by ordinance after a public hearing on the planning commission's recommendation.

Section 6. Subsection E.1 of Section 19.4.0130, Rezones and Amendments, of GFMC Chapter 19.4, Code Administration, is hereby amended to read as follows:

E.1. Initiation of Amendment: Pursuant to the docketing process set forth under section 19.6.130.F, ~~An~~ an amendment to the comprehensive plan may be initiated by:

- a. The city council requesting the planning commission to set the matter for hearing and recommendations;
- b. The planning commission with the concurrence of the designated official;
- c. One or more property owners directly affected by a proposal through a petition to the city;
- d. Citizen advisory committees or organizations through a petition to the city.

Section 7. Subsection E.2 of Section 19.4.0130, Rezones and Amendments, of GFMC Chapter 19.4, Code Administration, is hereby amended to read as follows:

~~E.2. Docketing Process. The comprehensive plan shall be amended no more frequently than annually, except that subarea plans may be adopted as amendments at any time. Amendment proposals shall be processed as follows:~~

~~(a) The city shall advertise the comprehensive plan amendment docketing process on September 1st, inviting the public to propose amendments by October 31st. Docketing proposals shall be in the form of a letter simply stating the proposed changes. The notice shall also state that the city council shall decide which proposed amendments will be carried forward during the current cycle.~~

~~(b) At the close of the proposal period, the submittals shall be reviewed by the planning commission and the proposals recommended for further processing sent to~~

~~the city council. This list will include proposals submitted by city departments, and boards and commissions as well as private parties.~~

~~(c) The city council shall adopt a resolution directing the designated official to proceed with the selected amendments for the current cycle. Proposed amendments that are eliminated from further consideration may be resubmitted in the next cycle.~~

Application Required: Application for a change to the comprehensive plan shall include:

- a. A completed application form;
- b. Property owners' and agents' names, addresses, and other contact information;
- c. Reasons for the requested change;
- d. Statement of how the proposed amendment is consistent with comprehensive plan goals and policies;
- e. For proposed amendments regarding a specific parcel or parcels rather than a zone, district or designated area of the city:
 - i. Parcel identification number and address of the parcel or parcels;
 - ii. Mailing labels of all property owners within 300' of the parcel or parcels;
 - iii. A legal description of the subject property; and
 - iv. Vicinity Map.
- f. A completed environmental check list;
- f. Other relevant information regarding the proposal; and
- g. Fees as may be established by resolution of the city council.

Section 8. New subsection F is hereby added to Section 19.4.130, Rezones and Amendments, to GFMC Chapter 19.4, Code Administration, to read as follows:

F. Docket Process: The comprehensive plan and development regulations shall be amended no more frequently than annually, except that subarea plans may be adopted as amendments at any time. Amendment proposals shall be processed as follows:

1. The city shall advertise the comprehensive plan and development regulation amendment docketing process on September 1st, inviting the public to propose amendments by October 31st. The notice shall also state that the city council shall decide which proposed amendments will be carried forward during the current cycle.
2. At the close of the proposal period, the submittals shall be reviewed by the planning commission and the proposals recommended for further processing sent to the city council. This list will include proposals submitted by city departments, boards and commissions and other agencies as well as private parties.
3. The city council shall adopt a resolution directing the designated official to proceed with the selected amendments for the current cycle. Proposed amendments that are eliminated from further consideration may be resubmitted in the next cycle.

Section 9. Subsection A.4.f of Section 19.5.020 of GFMC Chapter 19.5, General Permits and Subdivision Regulations, is hereby amended to read as follows:

A.4.f – A written statement addressing the decision criteria (see subsection ~~B~~2 of this section) and any other information required by the City at the pre-application meeting.

Section 10. Subsection C of Section 19.5.060, Final Plat, of GFMC Chapter 19.5, General Permits and Subdivision Regulations, is hereby amended to read as follows:

C. TIME FRAME FOR SUBMISSION OF FINAL PLAT: A final plat meeting all requirements of Revised Code of Washington 58.17 and this code shall be submitted to the City for approval within ~~five (5)~~ seven (7) years of the date of preliminary plat approval. Portions of the preliminary plat may be submitted for final approval after the expiration of said ~~five (5)~~ seven (7) year period; provided, that the original preliminary plat was proposed as a phased development with specific divisions identified and, after administrative review, it has been found that significant progress has taken place on the plat and that the requirements of GFMC 19.05.080 have been met.

Section 11. Subsection F of Section 19.5.060, Final Plat, of GFMC Chapter 19.5, General Permits and Subdivision Regulations, is hereby amended to read as follows:

F. EFFECT OF FINAL PLAT APPROVAL: Any lots in a final plat filed for record shall be a valid land use, notwithstanding any change in zoning laws for a period of ~~five (5)~~ seven (7) years from the date of filing. A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances and regulations in effect at the time of approval under Revised Code of Washington 58.17.150(1) and (3) for a period of ~~five (5)~~ seven (7) years after final plat approval unless the City Council finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.

Section 12. Subsection A of Section 19.6.010, Sign Regulations, of GFMC Chapter 19.6, Development Standards, is hereby amended to read as follows:

A. Purpose:

A sign permit is a Type 1 permit which is administratively approved by the ~~Planning Commission~~ City's Designated Official.

The purpose of this ordinance is to preserve and maintain the quality and unique historic character of the city. It is to promote and protect the public welfare, health, safety, and aesthetics by regulating existing and proposed signs.

The City of Granite Falls believes it is important to encourage business owners to advertise their businesses, products and/or services to potential customers in an effective and appropriate manner that helps the businesses to thrive.

It also recognized that unregulated signing within the city may result in the following problems: accidents resulting from visual confusion between advertising and traffic control signs; the collapse of improperly constructed signs; distracting demand for attention which may cause accidents and be injurious to health, creation of urban blight, destruction of natural beauty, and loss of property values.

The intent of this Ordinance is to regulate the number, size, location, height, illumination, character, and other pertinent features of signs, in order to provide adequate identification and advertising for business, and access to advertising signage

in a manner that will promote for fair economic competition and at the same time protect the public health, safety, and welfare of the city.

DEFINITIONS:

1. "Advertising vehicle" means any vehicle or trailer on a public right-of-way or public property or on private property so as to be visible from a public right-of-way which has attached thereto, or located thereon any sign or advertising device for the basic purpose of providing advertisement or products or directing people to a business activity located on the same property or nearby property or any other premises. The vehicle must be used primarily for the purpose of advertising, as opposed to serving some other function such as delivery of goods or services or transport.
2. "Air-supported structure" means an air-supported or inflated object with or without cable supports and braces intended to attract attention to the location, event or promotion.
3. "Area or surface area of sign" means the greatest area of a sign, visible from any one viewpoint, excluding the sign support structures, which do not form part of the sign proper or of the display. Surface area shall be measured as follows:
 - a. The "surface area" of the sign is determined by the height times the width of a typical rectangular sign, or other appropriate mathematical computation of surface area, for nonrectangular signs.
 - b. For identical multiple sided signs, only one face shall be included in the area calculation.
4. "Awning" means a roof-like cover which projects from the wall of a building for the purpose of shielding the door, window or pedestrians from the elements.
5. "Billboard" generally means a sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.
6. "Canopy" means a freestanding structure affording protection from the elements to persons or property there under.
7. "Designated Official" means the City of Granite Falls Designated Official of the community development department or appointed designee.
8. "Display" means the visual information shown on a sign, including the text, graphics, logo, pictures, lights and background.
9. "Display area" means the greatest area of display meant to contain the text, graphics, pictures, lights and other background details to be viewed as signage. Display area shall be measured as the smallest rectangle placed around all that composes the display area. On no sign shall the display area be less than fifty percent of the surface area of the sign.

- a. "Display area" includes only one face of a double-faced sign where the faces of the sign are parallel. If any face is offset from parallel or separated by more than two feet, such face shall be counted as a separate surface area.
- b. "Display area" of a spherical, cubical or polyhedral sign equals the sum of the surface area of all faces, divided by two.

10. "Façade" means the exterior wall face of a building, extending from the ground to the top of the parapet or eaves, but not including any portion of the roof. Each side of a building (i.e., each architectural elevation) is considered one façade.

11. "Festoon(s)" means a strip or string of balloons, flags or lights, which includes clusters of balloons, flags or lights, connected on at least one end to a fixed or movable object such as a vehicle.

12. "Frontage" means the linear distance of property along a street or highway, excluding alleys.

13. "Frontage, building" means that part of a building or structure considered to be the face of a building with a principal access to a business or businesses.

14. "Grade (ground level)" means the finished level of the street (or parking lot) closest to the sign to which reference is made. In cases where the property on which the sign is located is lower than the immediately adjacent street level, the ground level shall be considered the street level as measured from the street centerline, so as to facilitate visibility of signage.

15. "Height of sign" means the vertical distance from the grade to the highest point of a sign or any vertical projection thereof, including its supporting columns, or the vertical distance from the relative grade in the immediate vicinity.

16. "Holographic display" means any display that creates a three-dimensional image through projection.

17. "Inflatable object" means any inflatable object larger than three feet in diameter, such as a blimp, large balloon, or inflatable sport equipment, used to attract attention to a business, special event or activity.

18. "Maintenance" means the work of keeping something in a suitable condition such as repair would accomplish.

19. "Marquee" means a permanent roof-like structure projecting horizontally from and attached to a building, affording protection from the elements to persons and property there under.

20. "Message" means a set of sequential displays that conveys related information about a product, service or company in an electronic sign.

21. "Multiple building complexes" means a group of structures housing more than one type of retail business, office, commercial or manufacturing venture and generally under one ownership and control.
22. "Multiple occupancy building" means a group of structures housing more than one type of retail business, office, commercial or manufacturing venture and generally under one ownership and control.
23. "Mural" means a large painting or decoration, either painted directly on the wall, or prepared separately and attached to the wall.
24. "Noncommercial public service sign" means noncommercial signs devoted to religious, charitable, cultural, governmental or educational messages.
25. "Parapet" means that portion of a building wall and/or façade, which extends above the roof of the building.
26. "Porte cochere" means a covering structure projecting horizontally from and attached to a building, affording protection from the elements, typically used for loading and unloading of vehicles.
27. "Property line" means the line denoting the limits of legal ownership of property.
28. "Reader board" means a sign or part of a sign on which the letters are replaceable by manual means such as changing magnetic letters on a signboard.
29. "Repair" means to paint, clean or replace damaged parts of a sign, or to improve its structural strength, but not in a manner that would change the size, shape or location.
30. "Scrolling" means the vertical movement of a static message or display on an electronic sign.
31. "Searchlight" means any device emitting a strong beam of light not normally associated with the daily operation or outdoor lighting of the business or location, used to attract attention to the site.
32. "Sign" means all surfaces/structures (permitted, exempt or prohibited) regulated by this chapter that have letters, figures, design, symbols, trademark or devices intended to attract attention to any activity, service, place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever.
33. "Sign, address" means any sign of a noncommercial nature stating the address of the structure upon which said sign is located.
34. "Sign, awning" means any sign erected upon or against an awning.
35. "Sign, banner" means a sign of nonpermanent nature constructed of non-rigid materials.

36. "Sign, building-mounted" means a single- or multiple-faced sign of a permanent nature, made of rigid material, attached to or painted upon the wall/façade of a building or the face of a marquee in such a manner that the wall/façade becomes the supporting structure and forms the background surface of the sign and does not project more than 18 inches from such wall/façade.

37. "Sign, cabinet" generally means an internally illuminated sign in which a removable sign face (typically with translucent graphics) is enclosed on all edges by a metal cabinet. A cabinet sign may be multi-sided.

38. "Sign, canopy" means any sign erected upon or against a canopy.

39. "Sign, changeable message" means any sign capable of changing the message by means of manual methods.

40. "Sign, construction" means an informational sign, which identifies the architects, engineers, contractors and other individuals or firms involved with the construction of a building, which is erected during the construction period.

41. "Sign, Directory" means a sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.

42. "Sign, electronic" means a sign containing a display that can be changed by electrical, electronic or computerized process, not including video signs.

43. "Sign face" means any side of a free standing sign or the visible side of a wall sign. The sign face includes all of the sign except support structures.

44. "Sign, flashing" means a sign or a portion thereof which changes light intensity or switches on and off in a constant, random or irregular pattern or contains motion or the optical illusion of motion by use of electrical energy.

45. "Sign, freestanding" means a sign permanently mounted into the ground, supported by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs including those signs otherwise known as "pedestal signs," "pole sign," "pylon signs," and "monument signs."

46. "Sign, illegal" means any sign which was never legally permitted and does not comply with the requirements of this code within the city limits, as they now or hereafter exist.

47. "Sign, informational" means small signs, not exceeding six square feet in surface area, of a noncommercial nature, and not announcing the name of the business or use, intended primarily for the convenience of the public. Included are signs designating restrooms, address numbers, hours of operation, entrances to buildings, directions, help wanted, public telephone, parking directions and the like.

48. "Sign, legal nonconforming" means any sign erected prior to the effective date of the ordinance codified in this chapter pursuant to a city sign permit, not meeting the parameters of this chapter.

49. "Sign, marquee" means any sign that forms part of or is integrated into a marquee and that does not extend above the height or beyond the limits of such marquee, also considered an extension of a building mounted sign.

50. "Sign, monument" means a ground-mounted, freestanding sign where the base is attached to the ground as a wide base of solid construction and no part of the sign is wider than the base.

51. "Sign, mural" means a mural, as described in subsection (23) of this section, containing signage, as described in subsection (32) of this section.

52. "Sign, off-premises" means a sign which displays a message relating to the use of property or sale of goods or services at a location other than that on which the sign is located.

53. "Sign, on-premises" means a sign which displays a message that is directly related to the use of the property on which it is located. Including those freestanding signs approved under a master sign site plan.

54. "Sign, parapet" means any sign erected upon the parapet of a building, not to exceed the height of said parapet.

55. "Sign, political" means a sign advertising a candidate or candidates for public elective office, or a political party, or signs urging a particular vote on a public issue decided by ballot.

56. "Sign, portable" means a sign which has no permanent attachment to a building or the ground, including A-frame signs, sandwich board signs, pole attachments, and signs mounted on a mobile base, but not including real estate open house and political signs or portable reader board signs as prohibited.

57. "Sign(s), primary" means all permitted monument/freestanding and building-mounted signs.

58. "Sign, projecting" means a sign other than a wall sign, which projects from and is supported by a wall of a building or structure.

59. "Sign, real estate" means a sign that pertains to the sale or lease of the premises, or a portion of the premises on which the sign is located.

60. "Sign, roof" means any sign erected above a roof, parapet, canopy, porte-cochere of a building or structure, including a sign affixed to any structure erected upon a roof, including a structure housing building equipment.

61. "Sign, snipe" means an off-premises sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, utility poles or to other

objects, not applicable to the present use of the premises or structure upon which the sign is located.

62. “Sign, subdivision” means a sign used to identify a land development of a residential nature.

63. “Sign, suspended” means a sign hanging down from a marquee, awning, canopy or porte cochere that would exist without the sign.

64. “Sign, temporary” means a nonpermanent sign intended for use for a limited period of time. Types of temporary signs are: construction, banner, inflatable, real estate and political signs.

65. “Sign, trailer” means a sign which is attached to a trailer or has been constructed as a trailer for the purpose of being towed by a motor vehicle whether operable or not.

66. “Sign, wall” (See subsection (36) of this section, “Building-mounted sign” definition.)

67. “Sign, window” means all signs located inside and affixed to or within three feet of a window of a building, whether temporary or permanent, lighted or unlighted, including electronic signs, which may be viewed from the exterior of the building. The term does not include merchandise located within three feet of a window.

68. “Sign, video” means video devices such as televisions, computer monitors, flat panel displays, plasma screens, and similar video electronics used as signage.

69. “Single occupancy building” means a commercial or industrial building or structure with one major enterprise. A building is classified as “single occupancy” only if:

- a. It has only one occupant;
- b. It has no wall in common with another building; and
- c. It has no part of its roof in common with another building.

70. “Traveling” means the horizontal, side-to-side movement of a static or dynamic message or display on an electronic sign.

Section 13. Subsection F.10.a of Section 19.6.010, Sign Regulations, of GFMC Chapter 19.6, Development Standards, is hereby amended to read as follows:

F.10.a. The sidewalks and corners at the intersection of Stanley Street and Granite Avenue shall remain clear of all signs with the exception of non-profit organization directional sandwich boards or signs as approved by the ~~Planning Commission~~ City’s Designated Official.

Section 14. Subsection N.1 of Section 19.6.010, Sign Regulations, of GFMC Chapter 19.6, Development Standards, is hereby amended to read as follows:

N.1. Permit Exemption. Murals may be painted or otherwise placed on any building or structure where permitted. However, a rendition of the mural shall be reviewed and approved by the ~~Planning Commission~~ City's Designated Official prior to placement, to ensure that it is not a mural sign or contains a commercial sign message.

Section 15. Subsection V of Section 19.6.010, Sign Regulations, of GFMC Chapter 19.6, Development Standards, is hereby amended to read as follows:

V. PERMITS AND FEES:

1. Permits Required. It shall be unlawful for any person to erect, re-erect, construct, enlarge, display, alter or move a sign, or cause the same to be done, without first obtaining a permit for each sign from the ~~Planning Commission~~ City's Designated Official as required by this chapter. This section shall not be construed to require an additional permit to clean, repaint, or otherwise perform normal maintenance or repair of a permitted sign or sign structure. If, however, a sign is modified in any way, a permit is required. No permit shall be required to change the message on a changeable message and electronic sign.

2. Permit Application Procedure. To obtain a sign permit the applicant shall file a complete application on a form provided by city hall. Each applicant shall provide the following information:

- a. Identify and describe the sign being permitted.
- b. Describe the land where the proposed sign is to be located by legal description, street address or parcel number.
- c. Provide a site plan drawn to scale containing a north arrow, location of property line, lot dimensions, adjacent right-of-ways or access easements, location and size of existing signs, and the location of the proposed sign.
- d. Provide plans, elevations, diagrams, light intensities, structural calculations and other materials to aid in the review as required by the ~~Planning Commission~~ City's Designated Official.
- e. Provide a copy of an approved electrical permit when required.

3. Fees. When a permit is required, fees shall be paid in accordance with the adopted City of Granite Falls fees resolution in effect at the time of permit submittal.

Section 16. Subsection X.2 of Section 19.6.010, Sign Regulations, of GFMC Chapter 19.6, Development Standards, is hereby amended to read as follows:

X.2. Responsibility. The ultimate responsibility for any sign shall be borne by the legal owner of the property or business where the sign is located. The ~~Planning Commission~~ City's Designated Official may require, when necessary, that the property owner or agent be party to, or applicant for, a sign permit.

Section 17. Subsection D.2 of Section 19.6.020, Landscaping and Screening, of GFMC Chapter 19.6, Development Standards, is hereby amended to read as follows:

D.2. All significant trees in required perimeter buffers or required setbacks pursuant to the applicable zoning district shall be retained. Retention of significant trees on the remaining portions of the site is encouraged.

Section 18. Subsection D.2.c of Section 19.6.070, Home Occupations, of GPMC Chapter 19.6, Development Standards, is hereby amended to read as follows:

D.2.c. Use of hazardous materials or equipment must comply with the requirements of the ~~uniform building code~~ International Building Code and the ~~uniform fire code~~ International Fire Code;

Section 19. Subsection D.5 of Section 19.6.130, RV/Travel Trailer Parks, of GPMC Chapter 19.6, Development Standards, is hereby amended to read as follows:

D.5. The minimum number of toilet, lavatory, shower, and laundry facilities in each service building shall be two toilets for the females, one toilet for the males, one urinal for the males, two lavatories and one shower for each sex, and one laundry facility. These facilities shall meet all requirements per the ~~Uniform Building Code (UBC)~~ International Building Code (IBC) and accessibility requirements;

Section 20. Subsection C.3 of Section 19.07.010, Environmental Review (SEPA), of GPMC Chapter 19.07, Environmental Regulations, is hereby amended to read as follows:

C.3. The City incorporates by reference all policies in the cited City codes, ordinances, resolutions and plans, and all amendments to them in effect prior to the date of a technically complete application of any building permit or preliminary plat, or prior to issuance of a DNS or DEIS for any other action. These documents include, but are not limited to, the following: Granite Falls comprehensive plan and incorporated elements, development code, critical area regulations, shoreline master program, ~~uniform building code~~ International Building Code, ~~uniform fire code~~, International Fire Code, uniform plumbing code, ~~uniform mechanical code~~ International Mechanical Code, uniform code for abatement of dangerous buildings, floodplain management code, six (6) year transportation improvement program, storm water comprehensive plan, water and sewer utility plans and regulations, park and recreation plan, Public Works Standards, Washington state ventilation and indoor air quality code, Washington state energy code, ~~uniform housing code~~ International Housing Code.

Section 21. The following definitions within Subsection 2, Definitions of Section 19.07.035, Flood Damage Prevention, of GPMC Chapter 19.07, Environmental Regulations, are hereby amended to read as follows:

Base Flood: the flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the "100-year flood"). The area subject to the base flood is the Special Flood Hazard Area designated on Flood Insurance Rate Maps as Zones "A" or "V" including AE, AO, AH, A1-99 and VE, FEMA 2010 FIRM Map. ~~In addition work completed by Snohomish County the "City of Granite Falls Pilehuck River Interim Flood Hazard Mapping, August 2007" shows a wider floodplain than the work completed by FEMA in 1999 (Snohomish County, Panel~~

~~755 of 1575). Granite Falls will incorporate the Snohomish County work when identifying the base flood.~~

Base Flood Elevation: the elevation of the base flood above the datum of the effective ~~FIRM~~ FEMA 2010 FIRM Map ~~or the 2007 Interim Flood Hazard Mapping, whichever is greater.~~ Base flood elevations are referenced to 1988 NAVD.

Flood Insurance Rate Map (FIRM): the official map on which the Federal Emergency Management Agency has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the community. Granite Falls has adopted the ~~“City of Granite Falls Pilehuck River Interim Flood Hazard Mapping, August 2007”~~ completed by Snohomish County for the estimation of base flood elevation and shall utilize that map as the City flood map. ~~References to the FIRM shall be interpreted as referring to this map~~ the FEMA 2010 FIRM Map, ~~or the FIRM as adopted by FEMA, whichever shows the higher base flood elevation.~~

Flood Protection Elevation (FPE): the elevation above the datum of the effective ~~FIRM, FEMA 2010 FIRM Map, or the “City of Granite Falls Pilehuck River Interim Flood Hazard Mapping, August 2007”~~, whichever is greater, to which new and substantially improved structures must be protected from flood damage.

Section 22. Subsection 3.2.A of Section 19.07.035, Flood Damage Prevention, of GFMC Chapter 19.7, Environmental Regulations, is hereby amended to read as follows:

3.2.A. The Special Flood Hazard Area (SFHA) is the area subject to flooding by the base flood and subject to the provisions of this chapter. ~~Panel 755 of 157 of Flood Insurance Rate Map (FIRM) for Snohomish County dated November 19, 1999, has been shown to be inaccurate due to recent flooding, particularly the November 2006 flood. Revisions thereto have been made by Snohomish County and is titled “City of Granite Falls Pilehuck River Interim Flood Hazard Mapping, August 2007”. These revisions are hereby adopted by reference and declared to be a part of this chapter. The revised mapping is on file at the City of Granite Falls.~~

Section 23. Subsection 3.3.A of Section 19.07.035, Flood Damage Prevention, of GFMC Chapter 19.07, Environmental Regulations, is hereby amended to read as follows:

3.3.A. The base flood elevation for the SFHAs of the City of Granite Falls shall be as delineated on the ~~August 2007 Interim Flood Hazard Mapping completed by Snohomish County~~ FEMA 2010 FIRM Map.

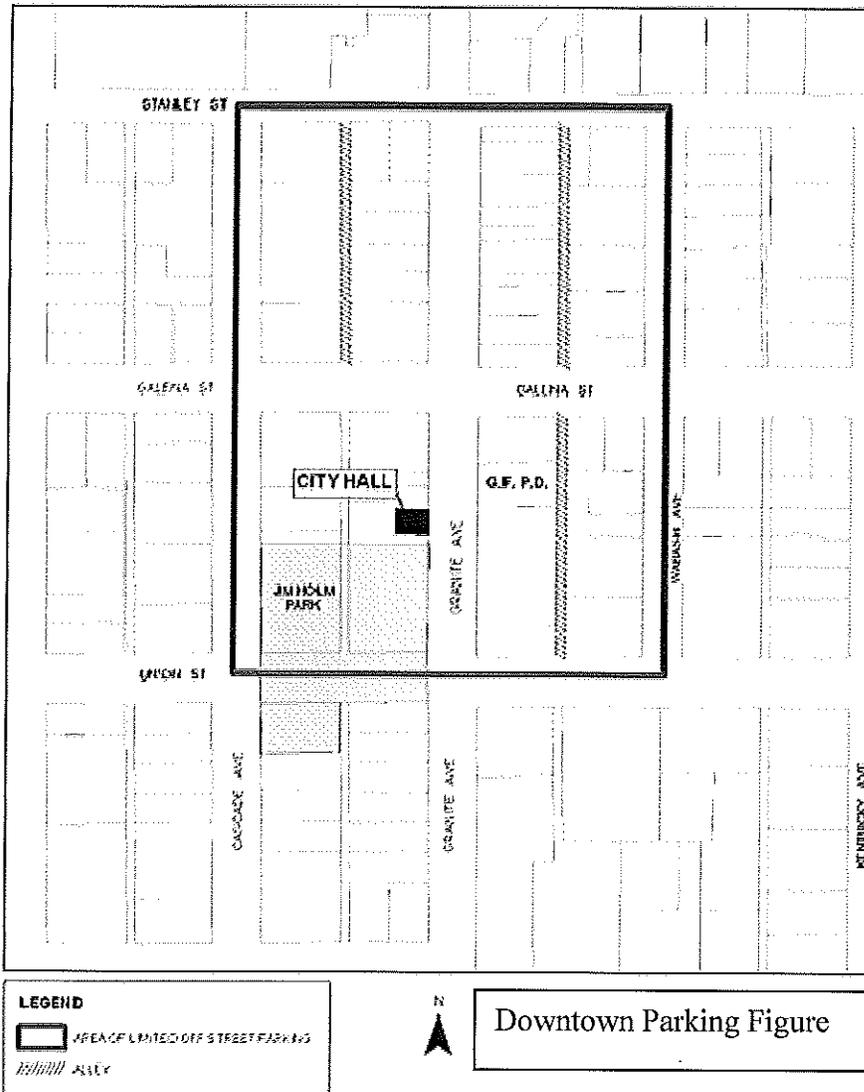
Section 24. Subsection 3.3.D of Section 19.07.035, Flood Damage Prevention, of GFMC Chapter 19.07, Environmental Regulations, is hereby amended to read as follows:

19.07.035.3.3.D - The Flood Protection Elevation (FPE) shall be the base flood elevation as shown on the ~~“City of Granite Falls Pilehuck River Interim Flood Hazard Mapping, August 2007”~~ FEMA 2010 FIRM Map plus two feet.

Section 25. Subsection 3.3.F of Section 19.07.035, Flood Damage Prevention, of GFMC Chapter 19.07, Environmental Regulations, is hereby amended to read as follows:

3.3.F. Where base flood elevation and floodway data have not been provided in Special Flood Hazard Areas, the City's designated official shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source. Granite Falls shall utilize the ~~August 2007 Interim Flood Hazard Mapping completed by Snohomish County~~ FEMA 2010 FIRM Map when evaluating the floodplain.

Section 26. Subsection A of Section 19.6.060, Downtown Parking Requirements, of GFMC Chapter 19.6, Development Standards, is hereby amended to include the figure as set forth below.



Section 27. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance be held 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. Provided, however, that if any section, sentence, clause, or phrase of this Ordinance is held invalid by a court of competent jurisdiction, or by the Growth Management Hearings Board, then the section, paragraph, sentence, clause, or phrase in effect prior

to the effective date of this Ordinance, shall be in full force and effect for that invalidated section, paragraph, sentence, clause, or phrase, as if this Ordinance had never been adopted.

Section 28. Copy to Department of Commerce. Pursuant to RCW 36.70.A.106(3), the City Clerk is directed to send a copy of this Ordinance to the State Department of Commerce for its file within ten (10) days after adoption of this Ordinance.

Section 29. Publication and Summary. This Ordinance or summary thereof consisting of the title shall be published in the official newspaper of the City.

Section 30. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of the summary consisting of the title.

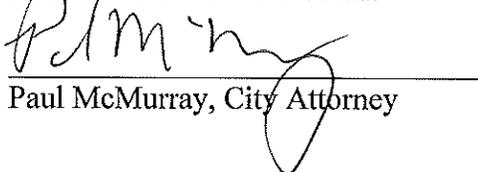
Said Ordinance was passed in open session by the City Council of the City of Granite Falls on the 4th day of January, 2012, and signed in authentication of its passage this 4th day of January, 2012.


Sheikh Haroon Saleem, Mayor

ATTEST:


Darla Reese, City Clerk

APPROVED AS TO FORM:


Paul McMurray, City Attorney

ORDINANCE No. 827-2012

DATE OF ADOPTION:

DATE OF PUBLICATION:

EFFECTIVE DATE:

01/04/2012
01/08/2012
01/13/2012