

**CITY OF GRANITE FALLS
ORDINANCE NO. 907-2016**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, APPROVING AND ADOPTING THE 2015 DEVELOPMENT REGULATIONS UPDATE WITHIN TITLE 21, OF THE GRANITE FALLS MUNICIPAL CODE AND PROVIDING FOR AN EFFECTIVE DATE, SUBMISSION TO THE STATE AND SNOHOMISH COUNTY, SEVERABILITY AND SUMMARY PUBLICATION

WHEREAS, since the approval of resolution No. 05-07 on November 30, 2005 the City of Granite Falls has adopted development regulations consistent with the requirements of the Growth Management Act (GMA), through periodic amendment of the regulations in accordance with the GMA and the Granite Falls Municipal Code (GFMC); and

WHEREAS, consistent with RCW 36.70A.130, the City has reviewed and revised the Granite Falls Comprehensive Plan and impact fee regulations to ensure compliance with the requirements of the GMA, and prepared amendments to Title 21 as part of the 2015 Development Regulations Update; and

WHEREAS, the preparation and consideration of the amendments to Title 21 as part of the 2015 Development Regulations Update included broad dissemination of the draft documents through means that provided numerous opportunity for public participation, as called for by the comprehensive plan citizen participation program authorized by the Granite Falls Planning Commission on October 11, 2011; and

WHEREAS, dissemination of information regarding amendments to Title 21 as part of the 2015 Development Regulations Update included public announcement in forums that included: display posters posted at downtown businesses; electronic message sign at entry to downtown; City of Granite Falls website; legal notices for public hearings; legal notice of the SEPA threshold determination; mass mailings via USPS first-class service; Planning Commission meeting agendas and packets; ad hoc Economic Development Advisory Committee meetings, notification of interested agencies; and posting at municipal and related public locations; and

WHEREAS, the amendments to Title 21 as part of the 2015 Development Regulations Update include specific amendments to figures and text to reflect current citywide conditions; addresses applicable GMA requirements; incorporate and respond to community input; consider GMA, Vision 2040 and countywide planning policies; applicable state and local regulations, and the recently updated 2015-2035 Granite Falls Comprehensive Plan as the guiding framework to address provisions for appropriate impact fees for the community over the next 20 years; and

WHEREAS, pursuant to RCW 36.70A.130 all of the 2015 Development Regulations Update amendments set forth in this ordinance and Ordinances 905-2016 to 907-206 were considered concurrently so the cumulative effect of the proposals could be ascertained; and

WHEREAS, on May 6, 2015, the city's Designated Official , acting as the SEPA Responsible Official, issued a notice of Mitigated Determination of Non-Significance (MDNS) for the proposed non-project action adopting the 2015 Development Regulations Update; and

WHEREAS, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Chapter 43.21C RCW; and

WHEREAS, on September 28, 2015, the City submitted the proposed 2015 Development Regulations Update to the Washington State Department of Commerce for its 60-day review and received documentation of completion of the procedural requirement; and

WHEREAS, on September 28, 2015, the City submitted the proposed 2015 Development Regulations Update to the Puget Sound Regional Council for review; and

WHEREAS, over the course of 22 meetings open to the public, the Granite Falls Planning Commission guided the preparation of the draft 2015 Development Regulations Update; and

WHEREAS, on December 8, 2015, the Planning Commission conducted an open house that provided an opportunity for citizens to review the proposed 2015 Development Regulations Update amendments and ask questions of the Planning Commission and City Staff/Consultant Team.

WHEREAS, on December 8, 2015, the Planning Commission conducted a duly noticed public hearing on the draft 2015 Development Regulations Update and all persons wishing to be heard were heard; and

WHEREAS, on December 8, 2015, following the close of the public hearing, the Planning Commission deliberated on the testimony and information provided at the public hearing, adopted findings of facts, and unanimously recommended approval of the draft amendments to Title 21 as part of the 2015 Development Regulations Update; and

WHEREAS, on December 16, 2015, the City Council conducted a duly noticed public hearing on the draft amendments to Title 21 as part of the 2015 Development Regulations Update and all persons wishing to be heard were heard; and

WHEREAS, upon consideration of 2015 Development Regulations Update, associated documents and public testimony, the City Council adopted by motion findings of fact as set out in Exhibit 3 and determined that approval of the amendments to Title 21 as part of the 2015 Development Regulations Update, is in the interest of the public's health, safety and general welfare,

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

Section 1. Adoption of the 2015 Development Regulations Update. The 2015 Development Regulations Update, consisting of amendments to Title 21 – Impact Fees, and attached hereto as Attachment A, is hereby adopted. The 2015 Development Regulations Update, also known as the City of Granite Falls impact fee regulations, shall supersede previously-adopted impact fee regulations.

Section 2. Submission of impact fee regulations to the state. The City Clerk is hereby directed to submit the amendments to Title 21 as part of the 2015 Development Regulations Update to the Washington State Department of Commerce and the Snohomish County Assessor as required by RCW 36.704.106 and RCW 36.708.230.


Section 3. Effective Date of Adoption. This Ordinance and the impact fee regulations adopted by this Ordinance shall become effective five days following passage and 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.

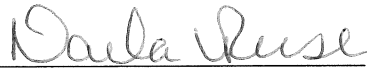
PASSED this 20th day of Jan. 2016, and signed in authentication of its passage this 20th day of Jan., 2016.



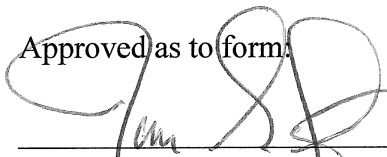
Brent Kirk, City Manager


Matt Hartman, Mayor

Attest:



Darla Reese, City Clerk

Approved as to form:


Thom Graafstra, City Attorney

Date of Publication: 1/23/16
Effective Date: 1/28/16