

**CITY OF GRANITE FALLS
ORDINANCE NO. 960--2018**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON ADOPTED UNDER THE PROVISIONS OF THE GROWTH MANAGEMENT ACT, CHAPTER 36.70A RCW, AMENDING PROVISIONS OF THE CITY'S COMPREHENSIVE PLAN, AND ADOPTING CHANGES IN THE CITY'S DEVELOPMENT REGULATIONS, CONSISTENT WITH AND IMPLEMENTING THE COMPREHENSIVE PLAN, INCLUDING AMENDING THE MAP DESIGNATIONS FOR PARCELS AT 115 SOUTH INDIANA AVENUE AND 808 EAST GALENA STREET, AMENDING CHAPTER 19.02 GFMC DEFINITIONS, AMENDING GFMC 19.03.050 RESIDENTIAL 9,600 (R-9,600) ZONE, AMENDING GFMC 19.03.060 RESIDENTIAL 7,200 (R-7,200) ZONE, AMENDING GFMC 19.03.080 MULTIPLE RESIDENTIAL (MR) ZONE, AMENDING GFMC 19.03.090 CENTRAL BUSINESS DISTRICT (CBD) ZONE, AMENDING GFMC 19.03.100 GENERAL COMMERCIAL (GC) ZONE, AMENDING GFMC 19.04.050 DETERMINATION OF PROCEDURE TYPE, AMENDING 19.04.080 PUBLIC NOTICE REQUIREMENTS, AMENDING GFMC 19.06.020 LANDSCAPING AND SCREENING, AMENDING GFMC 19.06.050 LOADING AREA AND OFF-STREET PARKING REQUIREMENT, AMENDING GFMC 19.07.010 CRITICAL AREAS CLASSIFICATIONS, AMENDING MAP DESIGNATIONS FOR PUBLIC OWNED LANDS AND PRIVATELY OWNED TRACTS, PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE

RECITALS

1. The Revised Code of Washington (RCW) 36.70A.470(2) stipulates that all cities planning under the Growth Management Act (RCW 36.70A.040) shall provide procedures for any interested citizen or agency to suggest comprehensive plan and 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. The City of Granite Falls docket procedures are provided under GFMC 19.04.130(F).
4. Pursuant to GFMC 19.04.130(F)(1), a notice advertising the Docket opening was published in the City's newspaper of record, the Everett Herald, on September 1, 2017 and October 1, 2017 and posted at the Granite Falls City Hall, Library, and U.S. Post Office.
5. On October 31, 2017, the City Staff/Consultant Team submitted an application designated CPA/ZMA2018-001 to amend and update the Comprehensive Plan Future Land Use Map and Zoning Map to appropriately designate privately owned open space and water retention tracts and government owned parcels, including a city owned parcel at 115 South Indiana Avenue.

6. On October 31, 2017, the City Staff/Consultant Team submitted an application designated CPA/ZMA2018-002 to amend and update the Comprehensive Plan Future Land Use Map and Zoning Map to appropriately designate surplus Snohomish County Fire District No. 17 owned property at 808 East Galena Street.
7. On October 31, 2017, the City Staff/Consultant Team submitted five development regulation (Zoning Code) amendment applications for the 2018 Annual Docket.
8. On December 6, 2017, after reviewing the City Staff/Consultant Team proposed amendment applications, the City Council directed the City Manager to have prepared two additional development regulation amendment applications regarding maximum building height and density bonuses in the Multiple Residential (MR) Zone.
9. On December 12, 2017, a Determination of Non-significance (DNS) was issued for each of the proposed amendments. No comments applicable to the proposed amendments were received during the mandatory 14 day comment periods and no appeals were filed on or before the appeal deadlines.
10. On December 12, 2017, a Notice of Application for each of the 2018 Comprehensive Plan and Development Regulations Annual Docket applications was published in the Everett Herald, posted at Granite Falls City Hall, Library, and US Post Office and, as appropriate, posted on the subject property and mailed to the owners of property within 300 feet of the subject property.
11. In response to comments received during the Notice of Application comment period, the city owned property at 115 South Indiana Avenue portion of the CPA/ZMA2018-001 application was given a separate Docket designation, CPA/ZMA2018-001a, to provide for public hearings to allow the general public and agencies to provide specific testimony and information regarding this portion of the original application.
12. On February 13, 2018, the Planning Commission recommended that the proposed amendments described and illustrated in Exhibits A through N be included in the Comprehensive Plan and Development Regulations Annual Docket for 2018.
13. GFMC 19.04.130(F) requires the City Council to adopt a resolution directing the Designated City Official to proceed with processing of the selected Docket amendments.
14. On March 21, 2018, the City Council held a duly advertised public hearing to receive public testimony and information regarding the 2018 Proposed Annual Docket.
15. On March 21, 2018 following the close of the 2018 Proposed Annual Docket public hearing, the City Council adopted Resolution No. 2018-02 , a resolution directing the Designated Official to proceed with analysis and processing of the 2018 Comprehensive Plan and Development Regulations Annual Docket as recommended by the Planning Commission.
16. As required under RCW 36.70A.106, the proposed 2018 Annual Docket amendments to the Comprehensive Plan and development regulations were submitted electronically to the Washington State Department of Commerce on April 4, 2018 to begin the mandated 60-day review & comment period by state agencies. No state agency comments were received during or at the conclusion of the 60-day review & comment period. Therefore,

the city has met the GMA notice requirement for state agency review and comment or appeal.

17. On July 11, 2018 prior to the public hearing, the Planning Commission hosted an open house for the general public to review and receive information regarding the 2018 Annual Docket proposed amendments to the Comprehensive Plan and development regulations.
18. GFMC 19.04.130(E)(5) and 19.04.130(D)(5) requires the Planning Commission to hold a public hearing for all proposed Comprehensive Plan and development regulation amendments prior to submitting a recommendation to the City Council regarding the proposed amendments.
19. On September 11, and October 9, 2018, the Planning Commission held a series of duly advertised public hearings to receive public testimony and information regarding the 2018 Annual Docket proposed amendments to the Comprehensive Plan and development regulations.
20. Following the close of the public hearings on October 9, 2018 the Planning Commission deliberated the testimony and information received during the 2018 Annual Docket public hearings, adopted findings of fact, and recommended the City Council approve the 2018 Annual Docket proposed amendments to the Comprehensive Plan and development regulations.
21. On October 26, 2018, a poster advertising the 2018 Annual Docket Open House was posted in various businesses in downtown Granite Falls.
22. On November 7, 2018, the City Council hosted an open house for the general public to review and receive information regarding the 2018 Annual Docket proposed amendments to the Comprehensive Plan and development regulations.
23. GFMC 19.04.130(D)(6) and 19.04.130(E)(6) requires the City Council to hold a public hearing to consider the Planning Commission's recommendations regarding all proposed Comprehensive Plan or development regulation amendments before adopting said amendments by ordinance.
24. On October 26, 2018, the 2018 Annual Docket City Council Public Hearing Notice was posted at the local U.S. Post Office, City Hall, and Granite Falls Library.
25. On October 26, 2018, the City Council Public Hearing Notice with an individual parcel map was posted on each parcel subject to CPA/ZMA2018-001, CPA/ZMA2018-001a, and CPA/ZMA2018-002.
26. On October 26, 2018, the City Council public hearing notice was published in the Everett Daily Herald Newspaper.
27. On November 7, 2018, the City completed a series of public hearings to receive the Planning Commission's recommendation, public testimony, and information regarding the 2018 Annual Docket proposed amendments to the Comprehensive Plan and development regulations.
28. The City Council received into the record all exhibits presented on November 7, 2018.
29. On November 21, 2018, the City Council deliberated the Planning Commission's recommendation and the testimony and information received during the public hearings.

30. Following the close of deliberations, the City Council approved the proposed amendments as recommended by the Planning Commission and directed the City Manager to have prepared an ordinance adopting the 2018 Annual Docket amendments to the Comprehensive Plan and development regulations as recommended by the Planning Commission and approved by the City Council.
31. All of the proposed amendments are in conformance with the applicable goals and policies of the Granite Falls Comprehensive Plan, the proposed development regulation amendments are consistent with and implement the Granite Falls Comprehensive Plan, and the Plan and development regulation amendments will have a positive impact on the city's growth and development.

NOW, THEREFORE, the City Council of the City of Granite Falls, Washington do ordain as follows:

Section 1. Findings of Fact. Recitals 1 to 31 above are hereby adopted as the Findings of Fact of the City Council of the City of Granite Falls, Washington.

Section 2. Plan and Zoning Map Designations (115 S. Indiana Avenue). The Plan and Zoning Map designations for the city owned parcel at 115 South Indiana Avenue are amended and changed from Central Business District (CBD) to Public/Institutional (P/I) as provided in **Exhibit A** attached hereto.

Section 3. Plan and Zoning Map Designations (808 E. Galena Street). The Plan and Zoning Map designations for the Fire District owned parcel at 808 East Galena Street are amended and changed from Public/Institutional (P/I) to Downtown Residential (DT-2500) as provided in **Exhibit B** attached hereto

Section 4. Definitions. Granite Falls Municipal Code Chapter 19.02 entitled "Basic Definitions" is hereby amended to read as provided in **Exhibit C** attached hereto (all other provisions of this Chapter shall remain in full force and effect).

Section 5. Residential 9,000 (R-9600) Zone. Granite Falls Municipal Code Section 19.03.050(A) & (C) entitled "Principle Uses" and "Conditional Uses" respectively are hereby amended to read as provided in **Exhibit D** attached hereto (all other provisions of GFMC 19.03.050 shall remain in full force and effect).

Section 6. Residential 7,200 (R-7200) Zone. Granite Falls Municipal Code Section 19.03.060(A) & (C) entitled "Principle Uses" and "Conditional Uses" respectively are hereby amended to read as provided in **Exhibit E** attached hereto (all other provisions of GFMC 19.03.060 shall remain in full force and effect).

Section 7. Multiple Residential (MR) Zone. Granite Falls Municipal Code Section 19.03.080 entitled "Multiple Residential (MR) Zone" is hereby amended to read as provided in **Exhibit F** attached hereto.

Section 8. Central Business District (CBD) Zone. Granite Falls Municipal Code Section 19.03.090(A) entitled “Principle Uses” is hereby amended to read as provided in **Exhibit G** attached hereto (all other provisions of GFMC 19.03.090 shall remain in full force and effect).

Section 9. General Commercial (GC) Zone. Granite Falls Municipal Code Section 19.03.100(A) & (C) entitled “Principle Uses” and “Conditional Uses” respectively are hereby amended to read as provided in **Exhibit H** attached hereto (all other provisions of GFMC 19.03.100 shall remain in full force and effect).

Section 10. Determination of Procedure Type Granite Falls Municipal Code Section 19.04.050 Table 2 entitled “Decisions” is hereby amended to read as provided in **Exhibit I** attached hereto (all other provisions of GFMC 19.04.050 shall remain in full force and effect).

Section 11. Public Notice Requirements Granite Falls Municipal Code Section 19.04.080(d)(1) entitled “Administrative Approvals” is hereby amended to read as provided in **Exhibit J** attached hereto (all other provisions of GFMC 19.04.080 shall remain in full force and effect).

Section 12. Landscaping and Screening. Granite Falls Municipal Code Section 19.06.020 entitled “Landscaping and screening” is hereby amended to read as provided in **Exhibit K** attached hereto.

Section 13. Loading Area and Off-street Parking Requirement. Granite Falls Municipal Code Section 19.06.050(A)(8) entitled “Parking Spaces Required for Principle Uses” is hereby amended to read as provided in **Exhibit L** attached hereto (all other provisions of GFMC 19.06.050 shall remain in full force and effect).

Section 14. Critical Area Regulations. Granite Falls Municipal Code Section 19.07.020(I)(3) entitled “Geologically Hazardous Areas” is hereby amended to read as provided in **Exhibit M** attached hereto (all other provisions of GFMC 19.07.020 shall remain in full force and effect).

Section 15. Plan and Zoning Map Designations (Public Purpose Parcels). The Plan and Zoning map designation for city owned parcels intended and used for public purposes are amended and changed from Central Business District (CBD) and Residential 7,200 (R-7200) to Public Institutional (P/I) as provided in **Exhibit N** attached hereto.

Section 16. Plan and Zoning Map Designations (Public Park). The Plan and Zoning Map designation for city owned dedicated public park parcels are amended and changed from Central Business District (CBD) and Residential 7,200 (R-7200) to Public Park (P/P) as provided in **Exhibit N** attached hereto.

Section 17. Plan and Zoning Map Designations (Privately Owned Parcels). The Plan and Zoning Map designation for privately owned parcels dedicated open space, recreation, water retention and stormwater tracts are amended and changed from Residential 7,200 (R-7200) and Public Institutional (P/I) to Open Space (O/S) as provided in **Exhibit N** attached hereto.

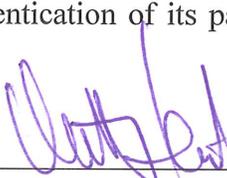
Section 18. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, 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 19. 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 20. Publication and Summary. This Ordinance or summary thereof consisting of the title shall be published in the official newspaper of the City.

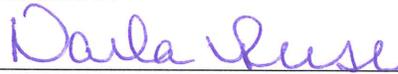
Section 21. Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of the summary consisting of the title.

Said Ordinance was passed in open session by the City Council of the City of Granite Falls on the 5th day of December 2018, and signed in authentication of its passage this 5th day of December, 2018.



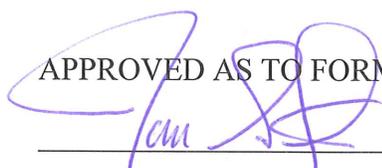
Matthew Hartman, Mayor

ATTEST:



Darla Reese, MMC, City Clerk

APPROVED AS TO FORM:



Thom Graafstra, City Attorney

ORDINANCE NO. 960-2018

DATE OF ADOPTION: December 5, 2018
DATE OF PUBLICATION: December 8, 2018
EFFECTIVE DATE: December 13, 2018

EXHIBIT A

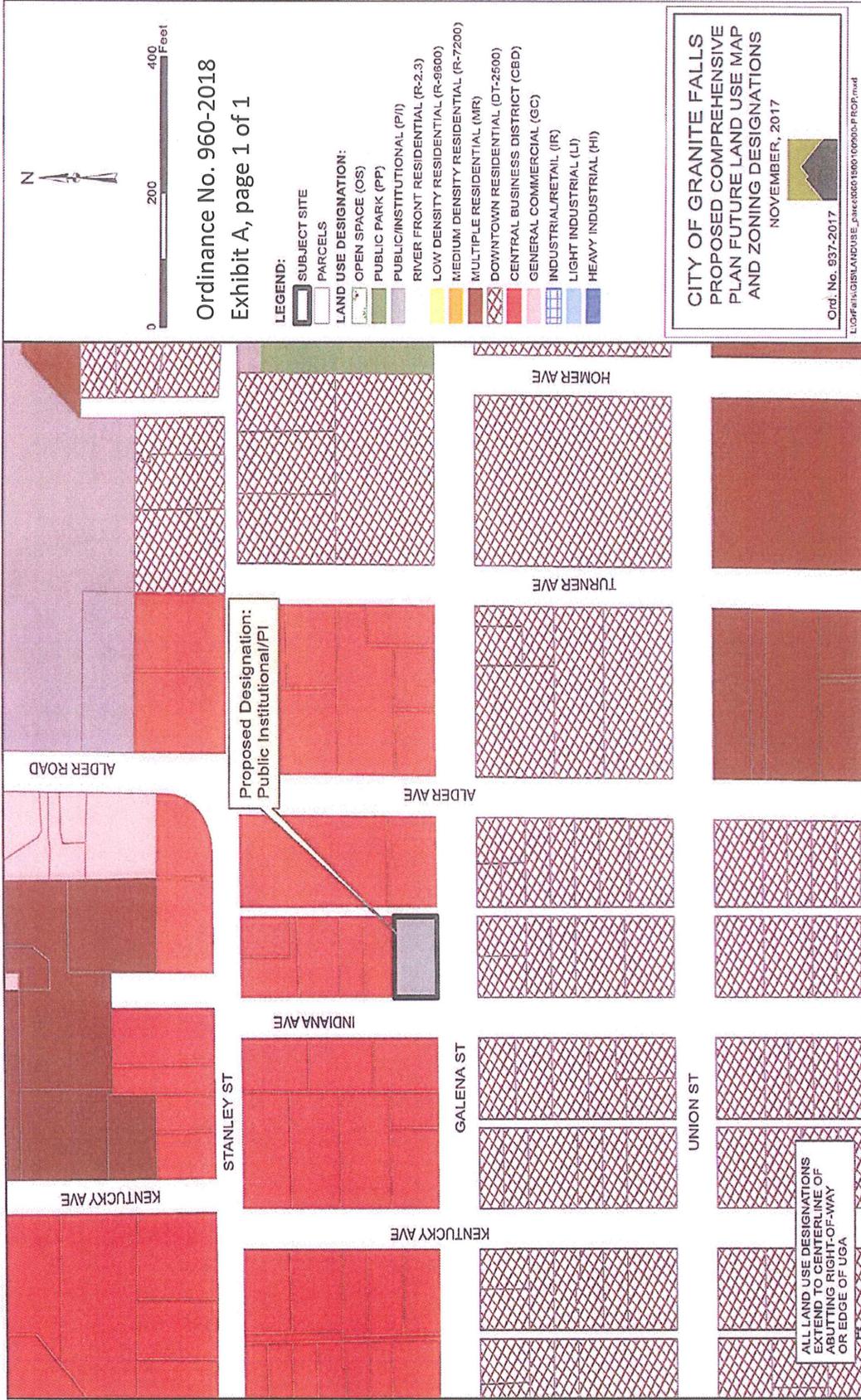


EXHIBIT B

Ordinance No.960-2018 – Exhibit B, page 1 of 1

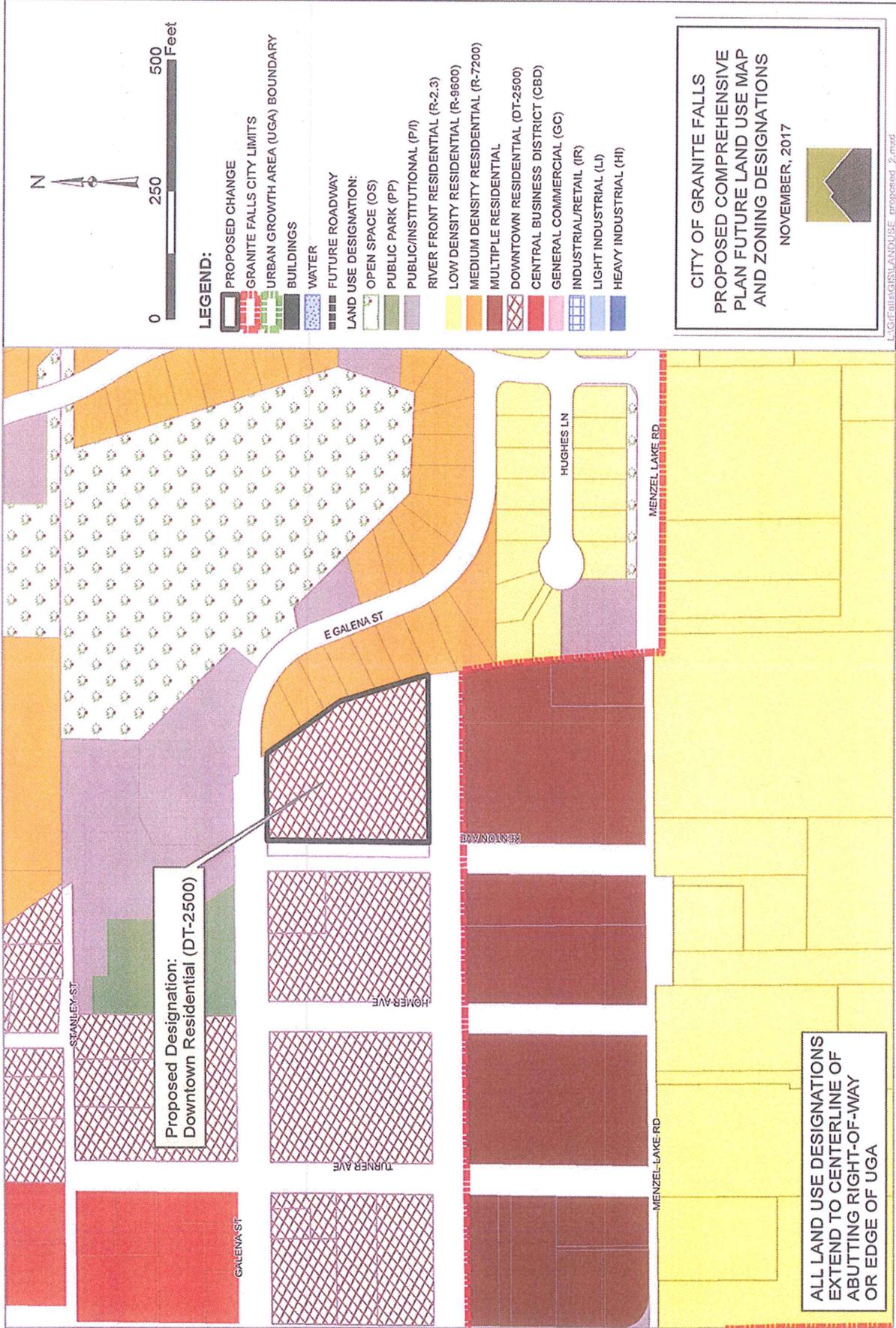


EXHIBIT C

19.02 – Basic Definitions

19.02.010 A.

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“Animal shelter” means an establishment where stray, lost, abandoned or surrendered animals, mostly dogs and cats, and sometimes sick or wounded wildlife are kept and rehabilitated and may be sold or offered for adoption.

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19.02.030 C.

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“Cattery” means an establishment where adult cats are temporarily boarded for compensation, whether or not for training. An adult cat is of either sex, altered or unaltered, that has reached the age of six months.

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19.02.070 G

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“Grooming services” means a service that provides hygienic care (such as pet cleaning) and/or esthetic services (such as cat and dog grooming). Grooming is the process by which a dog or cat’s physical appearance is enhanced and kept according to breed standards for competitive breed showing, for other types of competition, like creative grooming or pet tuning contests, or just to their owners taste.

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1902.110 K

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“Height, building” means the vertical distance from grade plane to the average height of the lowest and highest roof surface point exposed by the finished ground level to the highest point of the building, excluding chimneys.

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19.02.130 M

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“Mini-warehouse” means a facility consisting of separate storage units which are rented to customers having exclusive and independent access to their respective units for storage of residential or commercial-oriented goods. This definition excludes storage of bulk goods for resale or assembly and establishments offering the sale of bulk goods to the general public.

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19.02.160 P

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“Pet store or pet shop” means a retail business which sells different kinds of animals and/or a variety of animal supplies and pet accessories. Pet stores may also provide grooming services, tips on training and behavior, as well as advice on pet nutrition. ...

EXHIBIT D

19.03.050 Residential 9,600 (R-9,600) zone.

The residential 9,600 (R-9,600) zone includes a designation that is single-family in nature and should not allow units other than single-family and duplexes. This area is intended to be a transition zone between the rural areas outside the UGA and the more intense urban land uses. The character of this area is predominantly single-family developments on either larger lots or on clustered, PRD lots.

(A) Principal Uses. Principal uses in the residential 9,600 (R-9,600) zone are:

- (1) Single-family dwelling;
- (2) Foster home;
- (3) Boarding house;
- (4) Manufactured or mobile home park;
- (5) Duplex on lots of 14,400 square feet or larger.

(B) Secondary Uses. Secondary uses in the residential 9,600 (R-9,600) zone are:

- (1) Accessory building;
- (2) Home occupation.

(C) Conditional Uses. Conditional uses in the residential 9,600 (R-9,600) zone are:

- (1) Day care center;
- (2) Church;
- (3) Public facility;
- (4) Radio transmitting antenna and satellite signal receiving antenna;
- ~~(5) Duplex on lots of 12,000 square feet or larger;~~
- ~~(6)~~(5) Bed and breakfast;
- ~~(7)~~ RV park;
- ~~(8)~~(6) School;
- ~~(9)~~(7) Private kennel; and
- ~~(10)~~(8) Lodge, resort 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.

EXHIBIT E

19.03.060 Residential 7,200 (R-7,200) zone.

The residential 7,200 (R-7,200) zone designation shall provide for primarily single-family residential development at a range of between four and six dwelling units per acre and compatible uses such as schools and churches where the full range of public facilities and services to support urban development exists. This zone is intended to support a wider variety of residential uses than the R-9,600 zone and be more flexible relative to the types of residential uses.

(A) Principal Uses. Principal uses in the residential 7,200 (R-7,200) zone are:

- (1) Single-family dwelling;
- (2) Foster home;
- (3) Boarding house;
- (4) Manufactured or mobile home park;
- (5) Duplex on lot of 10,800 square feet or larger.

(B) Secondary Uses. Secondary uses in the residential 7,200 (R-7,200) zone are:

- (1) Accessory building;
- (2) Home occupation.

(C) Conditional Uses. Conditional uses in the residential 7,200 (R-7,200) zone are:

- (1) Day care center;
- (2) Church;
- (3) Public facility;
- (4) Radio transmitting antenna and/or satellite signal receiving antenna;
- ~~(5) Duplex on lot of 10,800 square feet or larger;~~
- ~~(6)~~(5) Bed and breakfast; and
- ~~(7) RV park; and~~
- ~~(8)~~(7) School.

EXHIBIT F

19.03.080 Multiple residential (MR) zone.

The multiple residential (MR) zone designation shall provide multifamily residential development at a range of densities between 12 and 24 dwelling units per acre or 28 dwelling units per acre subject to development conditions specified in subsection (I) of this section plus compatible uses such as schools, churches and day care centers where a full range of public facilities and services that support urban development exists. Generally this designation is appropriate for land which is located convenient to principal arterials and to industrial and commercial activity centers.

(A) Principal Uses. Principal uses in the multiple residential (MR) zone are:

- (1) Single-family dwelling located on its own individual lot of 6,000 square feet or more;
- (2) Multifamily dwelling;
- (3) Foster home;
- (4) Boarding house;
- (5) Nursing home; and
- (6) Manufactured or mobile home park.

(B) Secondary Uses. Secondary uses in the multiple residential (MR) zone are:

- (1) Accessory building;
- (2) Home occupation; and
- (3) Day care center.

(C) Conditional Uses. Conditional uses in the multiple residential (MR) zone are:

- (1) Church;
- (2) Public facility;
- (3) Health care facility;
- (4) Radio transmitting antenna and/or satellite receiving antenna;
- (5) Bed and breakfasts;
- (6) Social and recreational facility; and
- (7) School.

(D) Minimum Lot Size. The minimum lot size in the multiple residential (MR) zone is 6,000 square feet.

(E) Minimum Lot Width. Minimum lot width in a multiple residential (MR) zone is 50 feet. Corner lots shall have a lot width of not less than 30 feet.

(F) Minimum Building Setbacks. Minimum building setbacks in the multiple residential (MR) zone are:

- (1) Front yard: 10 feet from property line.
 - (2) Side yard: Five feet on each side; provided, that corner lots shall observe the front yard setback from any street or private road.
 - (3) Rear yard: 20 feet from property line for principal buildings and five feet from property line for accessory buildings.
 - (4) In the case of multistory structures over two stories high, the base yard requirements of subsections (F)(1), (2), and (3) of this section shall be increased by an amount equal to five feet for the sum of the side yards and three feet each for the minimum width side yard, designated rear yard and designated front yard for each story of building height over two.
 - (5) No portion of any multifamily structure shall be closer than 15 feet from any other structure, nor, in the case of multistoried structures over two stories high, closer than an additional five feet for each story over two.
 - (6) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.
 - (7) Garage, carport, or fenced parking area setback: 20 feet from property line or sidewalk, whichever is closer. At a minimum, the 20 feet shall be paved the width of the access to the garage, carport, or fenced parking area. The linear distance shall be measured along a centerline of the driveway from the access point to such garage, carport, or fenced parking area to the street property line, pedestrian walkway, sidewalk, or access road easement, whichever is closest to the garage, carport, or fenced parking area.
- (G) Maximum Height. Maximum height in the multiple residential (MR) zone is ~~50~~ 33 feet.
- (H) Maximum Lot Coverage. Maximum lot coverage in the multiple residential (MR) zone is 70 percent.
- (I) Maximum Density. Maximum density in the multiple residential (MR) zone is 24 dwelling units per acre or 28 dwelling units per acre when:
- ~~(1)~~ (1) Adjacent to industrial and commercial employment centers;
 - ~~(2)~~ (1) Frontage and immediate vehicle access can be provided onto a designated ~~major or minor~~ arterial;
 - ~~(3)~~ (2) Open space and recreational facilities are provided on site; and
 - ~~(4)~~ (3) No on-site environmentally critical areas exist.
- (J) Minimum Density. Minimum density in the multiple residential (MR) zone is 12 dwelling units per acre

EXHIBIT G

19.03.090 Central business district (CBD) zone.

The central business district (CBD) zone designation is comprised mostly of retail, dining, entertainment and similar businesses, which are conducted primarily indoors. Such uses include, but are not limited to, grocery stores, drug stores, furniture stores, clothing stores, bookstores, music stores, restaurants, movie theaters, and bowling alleys. It also includes many services such as law, accounting, and escrow offices as well as many other types of services. This zone is intended to provide for smaller scale specialty retail, entertainment and professional services in offices but not larger scale retail, facilities with outdoor storage or larger footprints. This zone provides for uses that are traditional to downtown business zones.

(A) Principal Uses. Principal uses in the central business district (CBD) zone are:

- (1) Retail and wholesale sale;
- (2) Personal service, including self-service;
- (3) Office;
- (4) Restaurant;
- (5) Health care facility, excluding overnight accommodations;
- (6) Social or recreational facility;
- (7) Hotel or motel;
- (8) Accessory structure and use;
- (9) Parking facility;
- (10) Indoor manufacturing, assembly;
- (11) Day care center, commercial;
- (12) Tavern;
- (13) Specialized instruction school; ~~and~~
- (14) Vocational school; and
- (15) Pet store and grooming services.

EXHIBIT H

19.03.100 General commercial (GC) zone.

The general commercial (GC) zone designation is comprised of more intensive retail and service uses than described in the CBD zone. General commercial uses typically require outdoor display and/or storage of merchandise and tend to generate noise as part of the operation. Such uses include, but are not limited to, auto, boat and recreational vehicle sales lots, tire and muffler shops, equipment rental, mini-storage and vehicle storage. The types of retail outlets are typically larger footprint stores like department stores, grocery, and large specialty stores

(A) Principal Uses. Principal uses in the general commercial (GC) zone are:

- (1) Retail and wholesale sales;
- (2) Personal service, including self-service;
- (3) Office;
- (4) Mini-storage;
- (5) Restaurant;
- (6) Health care facility, excluding overnight accommodations;
- (7) Social and/or recreational facility;
- (8) Hotel or motel;
- (9) Accessory structure and use;
- (10) Parking facility;
- (11) Veterinary clinic;
- (12) Service station;
- (13) Vehicle sales;
- (14) Automotive repair and service;
- (15) Miscellaneous repair;
- (16) Indoor manufacturing, assembly;
- (17) Day care center, commercial;
- (18) Tavern;
- (19) Specialized instruction school; ~~and~~
- (20) Vocational school; and
- (21) Pet Stores and grooming services.

(B) Secondary Uses. Secondary uses in the general commercial (GC) zone are:

- (1) Multifamily dwelling entirely above retail;
- (2) Consumer goods repair.

(C) Conditional Uses. Conditional uses in the general commercial (GC) zone are:

- (1) Outside storage and/or display;
- (2) Church;
- (3) Public facility;

- (4) Multifamily dwelling on the same parcel as commercial use;
- ~~(5) RV park;~~
- ~~(6)~~(5) Commercial kennels and catteries;
- (6) Animal shelter;
- (7) Communication facility; and
- (8) School.

EXHIBIT I

19.04.050 Determination of procedure type.

The designated official shall determine the proper procedure for all development applications. Questions concerning an appropriate procedure for a specific project shall be resolved by using the higher numbered procedure.

An application that involves two or more procedures may be processed collectively under the highest numbered procedure required for any part of the application.

Table 2 describes the types of decisions rendered in each permit procedure category

Table 2 – Decisions

Administrative	Quasi-Judicial	Legislative
(Designated Official)	(Hearing Examiner and Council¹)	(Planning Commission and Council)
Type 1	Type 2	Type 3
Permitted uses; boundary line adjustments; minor amendments to administratively approved permits, plat alteration to subdivisions and PRD's; temporary <u>permits</u> construction trailer; sign permits; short plats; land clearing and grading; plat vacations; shoreline permits; administrative interpretations; home occupations; day care facilities; accessory dwelling units; and binding site plans.	Conditional use permits; variances, preliminary plats; preliminary PRDs ; final plats ² ; final PRDs ; certain appeals; mobile/ manufactured home parks or subdivisions ; alterations; binding site plans and major amendments thereto ; major amendments to PRDs and development agreements; <u>day care centers</u> ; and <u>official site plans for manufactured home parks, residential condominiums, and PRD's</u> ; and major amendments to any of the above.	Comprehensive plan amendments; development regulations; shoreline master program; zoning text amendments; zoning map amendments; and annexations.

¹ Final plats and development agreements only.

² Final plats do not require recommendation from the hearing examiner and can go directly to the city council.

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EXHIBIT J

19.04.080 Public notice requirements

(D) Appeal Hearing. In addition to the posting and publication requirements of this section, notice of appeal hearings shall be as follows:

(1) Administrative Approvals. For appeals of administrative approvals, notice shall be mailed ~~to abutting property owners~~ at least 10 days before the date of the appeal hearing to all property owners as shown on the records of the county assessor and to all street addresses of properties within 300 feet, or 500 feet when adjacent to natural resource lands, not including street rights-of-way, of the boundaries of the property which is the subject of the appeal hearing. Addressed, pre-stamped envelopes shall be provided by the applicant.

(2) Planning Commission Appeals. For appeals of planning commission recommendations, notice shall be mailed to parties of record from the planning commission hearing.

EXHIBIT K

19.06.020 Landscaping and screening.

(A) Purpose. The purpose of this section is to establish standards for landscaping and screening, to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, lessen environmental and improve aesthetic impacts of development and to enhance the overall appearance of the city. Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be types and ultimate sizes at maturity that will not impair scenic vistas.

(B) Applicability. The standards set forth in this section shall apply to:

- (1) All uses of land which are subject to site plan or architectural design review;
- (2) The construction or location of any duplex or multifamily structure of three or more attached dwelling units;
- (3) Any new subdivision or manufactured/mobile home park;
- (4) The construction or expansion of any commercial structure or parking facility;
- (5) The construction or expansion of any industrial structure or parking facility.

(C) Landscape Plan. A plan of the proposed landscaping and screening of projects subject to this section shall be provided as part of the application and shall contain the following:

- (1) Identification of existing trees and tree canopies;
- (2) Significant trees and vegetation to remain;
- (3) New landscaping – location, species, diameter or size of materials using both botanical and common names. Drawings shall reflect the ultimate size of plant materials;
- (4) Identification of tree protection techniques.
- (5) Alternative Landscaping Plans. The city may authorize modification of the landscape requirements when alternative plans comply with the intent of this chapter and:

- (a) The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this section; or
- (b) The alternative plan incorporates the increased retention of significant trees and naturally occurring undergrowth; or
- (c) The alternative plan incorporates unique, historic or architectural features such as plazas, courts, fountains, trellises, or sculptures.

(d) The landscape plan shall be prepared by a professional landscape designer. The applicant must demonstrate expertise in landscape design in order to qualify/prepare landscape plans. This requires the submittal of a resume, and a list of recent project experience.

(D) Preservation of Significant Trees and Vegetation.

(1) The city of Granite Falls shall assume jurisdiction and implementation of the Class IV Forest Practices Act as defined by the Washington State Department of Natural Resources (DNR).

(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, especially for conifers.

(3) Significant trees removed from a required perimeter buffer or a required setback pursuant to the applicable zoning district shall be replaced at a ratio of three replacement trees for every significant tree removed. Conifer replacement deciduous trees shall be a minimum of two inches in diameter measured at a point two feet above the existing ground at the time of planting. Conifer replacement trees shall be a minimum of six feet in height at the time of planting. The type and species of the replacement trees shall be subject to approval by the Designated Official.

~~(3)~~(4) Significant trees are those which are over 15 inches in diameter measured at a point two feet above the existing ground.

~~(4)~~(5) If the grade level adjoining a tree to be retained is altered such that the tree might be endangered, then a dry rock wall or rock well shall be constructed around the tree. The diameter of this wall or well must be approximately the diameter of the “drip line” of the tree.

~~(5)~~(6) Impervious or compactible surfaces within the area defined by the drip line of any tree to be retained may be permitted if a qualified arborist certifies that such activities will not endanger the tree or trees.

~~(6)~~(7) Retention of other existing vegetation that is equal to or better than available nursery stock is strongly encouraged.

~~(7)~~(8) Areas of native vegetation designated as landscape or buffer areas shall be protected by a five-foot-wide no construction zone during construction. Clearing, grading or contour alteration is not permitted within this no construction zone unless a

qualified arborist certifies that proposed construction activity within the zone will not harm existing vegetation.

(E) Requirements for Residential ~~Plats and Multifamily~~ Developments.

(1) Perimeter Areas. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways and parking and loading areas shall be landscaped. ~~The required width of perimeter areas to be landscaped shall be at least one-half the depth of the required yard or setback area.~~ Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Vegetation utilized in low impact development facilities shall count toward landscaping perimeter requirements as approved by the city.

(2) All street frontages shall include street trees planted at 30 feet on center. Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the city.

(F) Requirements for Commercial and Industrial Uses.

(1) Perimeter Areas. See subsection (E)(1) of this section.

(2) Buffer Areas. Where a development subject to these standards is contiguous to a residential zoning district or areas of residential development, then the required perimeter area shall be landscaped the full width of the setback areas as follows:

- (a) A solid screen of evergreen trees or shrubs; or
- (b) A solid screen of evergreen trees and shrubs planted on an earthen berm an average of three feet high; or
- (c) A combination of trees or shrubs and fencing where the amount of fence does not exceed 50 percent of the linear distance of the buffer, planted so that the ground will be covered within three years.

(3) Areas without Setbacks.

- (a) In areas where there is no required setback or where buildings are built to the property line, development subject to this chapter shall provide a street tree at an interval of one every 20 feet or planter boxes at the same interval or some combination of trees and boxes, or an alternative.

(b) Street trees shall be a minimum caliper of two inches and be a species approved by the city and installed to city standards. Planter boxes shall be maintained by the property owners and shall be of a type approved by the city.

(G) Parking Lot Landscaping and Screening. The standards of this section shall apply to all public and private parking lots and parking areas providing spaces for more than 10 cars.

(1) Perimeter Landscaping. In order to soften the visual effects or separate one parking area from another or from other uses, the following standards apply:

(a) Adjacent to a street or road, the minimum width shall be 10 feet wide. On all other perimeters the depth shall be a minimum of five feet. Where parking areas are bordered by more than one street, the landscape strip shall apply to both.

(b) Visual screening through one or any combination of the following methods is required:

(i) Planting of living ground cover as well as shrubs or trees which will form a solid vegetative screen at least three feet in height; or

(ii) A fence or wall at least three feet high combined with low planting or wall-clinging plant materials. Materials should be complementary to building design; or

(iii) Earth mounding or berms having a minimum height of three feet and planted with shrubs and trees.

(c) In order to protect vision clearances, areas around driveways and other access points are not required to comply with the full screening height standards. The specific horizontal distance exempt from this standard shall be 20 feet.

(2) Interior Small Parking Lot Landscaping. All parking lots that contain between 10 parking spaces and 20 parking spaces or are between 3,600 square feet and 6,000 square feet shall contain trees in interior parking landscape areas at intervals no greater than 30 feet in planting beds.

(3) Interior Medium Size Parking Lot Landscaping. All parking lots that contain 20 or more parking spaces or are between 6,000 square feet and 30,000 square feet in area shall have interior parking lot landscaping as follows:

(a) A minimum of five square feet of landscaped area per 100 square feet of vehicle use area, or fraction thereof; and

(b) Interior parking lot landscape areas no more than 50 feet apart.

(4) Interior Large Parking Lot Landscaping. Parking lots larger than 30,000 square feet in area shall have interior parking lot landscaping as follows:

(a) A minimum of seven square feet of landscaped area per 100 square feet of vehicle use area or fraction thereof.

(b) Interior parking lot landscape areas shall be no more than 50 feet apart.

(5) Vehicle Use Area. Vehicle use area shall include driveways.

(6) Minimum Area. The minimum size of individual planting areas shall be 64 square feet in order to provide a proper plant environment.

(7) Trees Required. Interior parking landscaped areas shall contain trees in compliance with the following:

(a) Trees shall only be deciduous trees approved by the designated official.

(b) Trees shall be a minimum of two-inch caliper at the time of planting.

(c) Trees are required at a ratio of at least one per 64 square feet of landscaped area or fraction thereof.

(d) Trees shall have a clear trunk to a height of at least five feet above the ground.

(e) Trees shall be planted no closer than four feet from pavement edges where vehicles overhang planted areas.

(8) Shrubs and Ground Cover. Required landscaped areas remaining after tree planting shall be planted in shrubs and/or ground cover. The distribution of plants shall be adequate to ultimately achieve 75 percent ground coverage within three years after planting. Vegetation utilized in low impact development facilities shall count toward these landscaping requirements as approved by the city.

(9) Vehicle Overhang. Parked vehicles may overhang landscaped areas up to two feet by wheel stops or curbing.

~~(H)~~(10) Deviation. The designated official can allow deviations from this subsections D through G to protect public safety, on-site critical areas and associated buffers and to accommodate unique or historical features of the site subject to the same number of trees and amount of landscaping being provided on or adjacent to the site as otherwise would have been provided pursuant to subsections D through G without a deviation.

~~(I)~~(H) Maintenance. Whenever landscaping is required under the provisions of this chapter, the following shall apply:

(1) Shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition during the first three years after installation;

(2) Planting beds shall not be located over impervious surfaces;

(3) All landscaped areas shall be provided with automatic sprinkler irrigation systems or
except landscaping on a single-family lot may be irrigated with hose bibs within 75 feet
of plantings;

(4) Dead or dying trees or shrubs shall be replaced immediately; and

(5) the Planting areas shall be maintained free of noxious weeds and trash on a regular
basis.

EXHIBIT L

19.06.050 Loading area and off-street parking requirements.

(A) Purpose. The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on-site areas for the maneuvering and parking of motor vehicles.

(8) Parking Spaces Required for Particular Uses. The minimum number of off-street parking spaces required for residential and nonresidential uses shall be as set forth in the following table:

Table 1 – Parking Spaces Required

Use	Parking Spaces Required
1. All dwellings (R-2.3, R-9,600, R-7,200, DT-2,500, MR)	2 off-street spaces per unit.
2. All multifamily uses in the central business district (CBD) in free-standing buildings (not including residents on the second floor of commercial businesses)	1 off-street space per unit.
3. Day care center, home-based	1 for each employee, plus 1 additional, not including required residential spaces.
4. Day care center, commercial	1 for each employee, plus 1 for every 10 children or adults.
5. Banks, savings and loan associations, business or professional offices	1 for each 400 square feet of gross floor area.
6. Bowling alleys	4 for each alley.
7. Churches	1 for each 5 seats in the principal place of assembly for worship, including balconies and choir lofts.
8. Dance halls, skating rinks, youth cabarets	1 for each 25 square feet of skating or dancing area, plus 1 per 40 square feet of all other building area.
9. Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs	1 for each 200 square feet of gross floor area.
10. Fraternity, sorority or group student house	1 for each 3 sleeping rooms or 1 for each 6 beds, whichever is greater.
11. Hospitals	1 for each 2 beds.
12. Large group home, institution	1 for each 2 beds.

Use	Parking Spaces Required
13. Libraries and museums	1 for each 250 square feet of floor area open to the public.
14. Lodging and rooming house	1 for each sleeping room.
15. Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	1 for each employee on a maximum shift, or 1 for each 1,000 square feet of floor area, whichever is greater.
16. Medical or dental clinics	5 for each physician or dentist or 1 per 200 square feet of floor area, whichever is greater.
17. Motels, hotels	1 for each unit.
18. Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 400 square feet of gross floor area.
19. Offices providing on-site customer service	1 for each 200 square feet.
20. Offices not providing on-site customer service	1 for each 500 square feet.
21. Offices, taverns, cocktail lounges (if less than 4,000 square feet)	1 for each 150 square feet of floor area.
22. Offices, taverns, cocktail lounges (if more than 4,000 square feet)	20 spaces plus 1 space per 100 square feet.
23. Indoor recreational facilities	1 for every 3 people that the facility is designed to accommodate when fully utilized.
24. Mini-storage	3 spaces plus 1 for each 10 storage units
25. Commercial retail	1 for each 300 square feet

EXHIBIT M

19.07.020 Critical areas regulations

(I) Critical Areas Classifications.

(3) Geologically Hazardous Areas.

(d) Additional Requirements. As part of any approval of development on or adjacent to geologically hazardous areas or within the standard buffers required by subsection (I)(3)(b) of this section, the city may require:

- (i) An environmentally ~~sensitive~~ critical area protective covenant or tract for the area approved for alteration or any geologically hazardous area not approved for alteration;
- (ii) The presence of the geotechnical consultant on the site to supervise during clearing, grading, filling and construction activities which may affect geologically hazardous areas, and provide the city with certification that the construction is in compliance with his/her recommendations and has met with his/her approval, and other relevant information concerning the geologically hazardous conditions of the site;
- (iii) Vegetation and other soil-stabilizing structures or materials be retained or provided.

EXHIBIT N

Ordinance No. 960-2018 – Exhibit N, page 1 of 1

Map No.	Parcel No.	Location	Proposed Land Use Designation & Zoning
1.	N/A	West of 117 Noble Way	Open Space & O/S
2.	00891400099800	North of 212 S. Bogart Ave.	Open Space & O/S
3.	N/A	North of 909 E. Galena Ave.	Open Space & O/S
4.	0090110009200	South of 116 N. Bogart Ave.	Open Space & O/S
5.	0080080009900	South of 503 N. Indiana Ave.	Public/Institutional & P/I
6.	00459300200102	SW corner of W. Stanley St. & Cascade Ave.	Public Park & PP
7.	N/A	10317 Jordan Road (Perrigoue Memorial Field)	Public Park & PP

