GRANITE FALLS
City of Granite Falls
206 S. Granite Avenue / PO Box 1440
Granite Falls, Washington 98252
P 360/691-6441
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www.ci.granite-falls.wa.us

# PUBLIC NOTICE- 2019 DOCKET AMENDMENTS GMA/SEPA-DNS/PUBLIC HEARING

Pursuant to Washington State Growth Management Act (GMA) and State Environmental Policy Act (SEPA), the City of Granite Falls is issuing this integrated notice for the proposed 2019 Docket Amendments to the City of Granite Falls Comprehensive Plan (CP) & development regulations (DR) to provide consistency, augment and update. As provided under RCW 36.70A.035 notice is hereby given:

- Notice of Intent to Amend the Comprehensive Plan and Development Regulations;
- Notice of Public Hearing before the City of Granite Falls Planning Commission, 8/13/19, and
- Notice of SEPA Threshold Determination of Nonsignificance (DNS).

**Description of proposal**: Amend and adopt Comprehensive Plan (CP) and development regulations (DR). 408 Prospect Avenue amendments propose to change the Comprehensive Plan Future Land Use Map designation from Downtown Residential to Public/Institutional and the Zoning Map designation from DT-2500 (Downtown Residential) to P/I (Public/Institutional; 204 Portage Avenue amendments propose to change the Comprehensive Plan Future Land Use Map designation from Medium Density Residential to Public/Institutional and the Zoning Map designation from R-7200 (Residential 7,200) to P/I (Public/Institutional); Shoreline Master Program Reference Update proposes to amend and update the ordinance number in the Shoreline Element of the Comprehensive Plan that incorporates the Shoreline Master Program by reference to the adopting ordinance.; Landscaping and Screening Regulations made several edits to ensure consistency in implementation.; Official Site Plan Regulations amendments to this code section will ensure applications are processed consistently; Kennels, Catteries & Animal Shelters remove "Commercial Kennels & Catteries" and "Animal Shelters" as conditional uses in General Commercial zone, and add "Commercial Kennels & Catteries" and "Animal Shelters" as Principal Uses in the Heavy Industrial zone and Light Industrial zone; Zone Ground Floor Residential Units amendments propose to remove ground floor residential units as an allowed secondary use or conditional use in the Central Business District ; Capital Facilities Element incorporate by reference the Wastewater Facilities Plan into the Comprehensive Plan, and amend the Capital Facilities Element to include a brief description and added updated maps; and General Commercial in the General Commercial zone look at removing storage and/or mini-storage as a permitted use.

**Proponent & Lead agency**: City of Granite Falls **Location**: City of Granite Falls – City wide

**60 Day Notice of Intent to Adopt**: City of Granite Falls final docketed amendments have been forwarded to the Planning Commission for a public hearing. Adoption consideration by City Council is tentatively scheduled for September 18, 2019. Additional public hearings and comment opportunities are listed below.

**Public Hearing**: August 13, 2019 (Tuesday) @ 7:05 pm, at the above address to receive written comments and testimony on the 2019 Docket before providing a recommendation to the City Council. Copies of the proposed amendments are available for review at the above address and www.ci.granite-falls.wa.us.

**SEPA**: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS

is issued under WAC 197-11-340(2); the lead agency will not act on this proposal until appeals are concluded.

**Responsible Official** – _____ **Dated**: July 5, 2019 Brent Kirk, City Manager (360-691-6441 or (brent.kirk@ci.granite-falls.wa.us)

**SEPA Comments and/or Appeals** on the DNS must be filed before 4 pm, July 26, 2019 at the address listed above. See GFMC Title 19.07.010 for appeal filing procedures.

**CITY OF GRANITE FALLS**
206 S. Granite Avenue, PO Box 1440, Granite Falls, WA 98252
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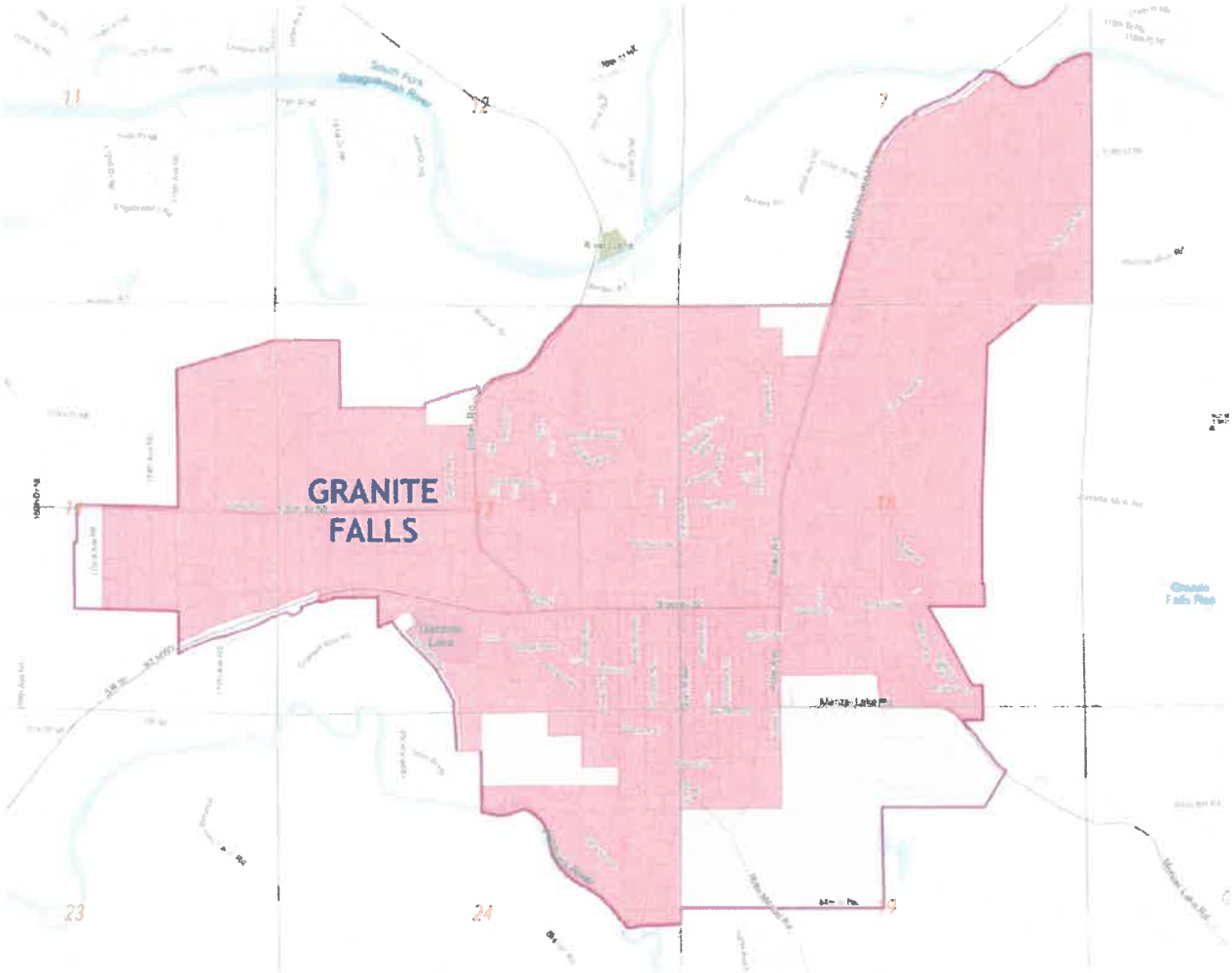
**PUBLIC NOTICE**



# SEPA ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *Instructions for Lead Agencies:*

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### *Use of checklist for nonproject proposals:*

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## *A. Background* [HELP]

1. Name of proposed project, if applicable:

**City of Granite Falls Comprehensive Plan and Development Regulation Amendments**

2. Name of applicant:

**City of Granite Falls**

3. Address and phone number of applicant and contact person:

**City of Granite Falls**
**Brent Kirk, City Manager**
**206 S. Granite Avenue**
**PO Box 1440**
**Granite Falls, WA 98252**

4. Date checklist prepared:
**June 25, 2019**

5. Agency requesting checklist:
**City of Granite Falls**

6. Proposed timing or schedule (including phasing, if applicable):

**Planning Commission Public Hearing – August 13, 2019**
**City Council Adoption – September/October 2019**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**Future amendments for the Comprehensive Plan and Development Regulations are considered annually and the city is expected to consider potential edits to both documents.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**None at this time.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**The City is currently in the process of updating its zoning, development regulations and design standards, which would impact properties also covered by this non-project action proposal.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**The proposed amendment will be adopted by the City Council by ordinance through the legislative process. Future development applications that utilize the amended regulations would be reviewed and approved through issuance of various permits and approvals as required.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**408 Prospect Avenue amendments propose to change the Comprehensive Plan Future Land Use Map designation from Downtown Residential to Public/Institutional and the Zoning Map designation from DT-2500 (Downtown Residential) to P/I (Public/Institutional; 204 Portage Avenue amendments propose to change the Comprehensive Plan Future Land Use Map designation from Medium Density**

**Residential to Public/Institutional and the Zoning Map designation from R-7200 (Residential 7,200) to P/I (Public/Institutional); Shoreline Master Program Reference Update proposes to amend and update the ordinance number in the Shoreline Element of the Comprehensive Plan that incorporates the Shoreline Master Program by reference to the adopting ordinance.; Landscaping and Screening Regulations update to add some flexibility and guidance for the Designated Official; consistency with the threshold for defining and applying landscaping, replace the term "city" with "Designated Official" and provide appropriate and complete formatting and subsection designations; Official Site Plan Regulations amendments to clarify: Official Site Plans are Type II applications, purpose statement by removing subjective terms, declaration of ownership forms are no longer required, approved official site plans and development agreements are required to be recorded with Snohomish County, paper size and complete formatting and subsection designations; Kennels, Catteries & Animal Shelters remove "Commercial Kennels & Catteries" and "Animal Shelters" as conditional uses in GC (General Commercial) zone, and add "Commercial Kennels & Catteries" and "Animal Shelters" as Principal Uses in the HI (Heavy Industrial) zone and LI (Light Industrial) zone; Zone Ground Floor Residential Units amendments propose to remove ground floor residential units as an allowed secondary use or conditional use in the Central Business District (CBD) Zone; Capital Facilities Element incorporate by reference the Wastewater Facilities Plan into the Comprehensive Plan; and amend the Capital Facilities Element to include a brief description of the facilities plan, updated costs, and the Wastewater Treatment Facilities Plan Map; and General Commercial in the General Commercial zone look at removing storage and/or mini-storage as a permitted use.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
**The proposal would be applicable to the city limits and/or Urban Growth Area (UGA) for the City of Granite Falls.**

## *B. Environmental Elements* [HELP]

### 1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. What is the steepest slope on the site (approximate percent slope)?
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
**h. Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

i. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
**j. Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

### *2. Air* [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

### *3. Water* [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

2) Could waste materials enter ground or surface waters? If so, generally describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

## *4. Plants* [help]

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. What kind and amount of vegetation will be removed or altered?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. List threatened and endangered species known to be on or near the site.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

e. List all noxious weeds and invasive species known to be on or near the site.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

## 5. *Animals* [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. List any threatened and endangered species known to be on or near the site.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. Is the site part of a migration route? If so, explain.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

d. Proposed measures to preserve or enhance wildlife, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

e. List any invasive animal species known to be on or near the site.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

## 6. *Energy and Natural Resources* [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

## 7. *Environmental Health* [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

1) Describe any known or possible contamination at the site from present or past uses.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

4) Describe special emergency services that might be required.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

5) Proposed measures to reduce or control environmental health hazards, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

*b. Noise*

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

3) Proposed measures to reduce or control noise impacts, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

## *8. Land and Shoreline Use* [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. Describe any structures on the site.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

d. Will any structures be demolished? If so, what?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

e. What is the current zoning classification of the site?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

f. What is the current comprehensive plan designation of the site?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

g. If applicable, what is the current shoreline master program designation of the site?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

i. Approximately how many people would reside or work in the completed project?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

j. Approximately how many people would the completed project displace?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

## *9. Housing* [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. Proposed measures to reduce or control housing impacts, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

## *10. Aesthetics* [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. What views in the immediate vicinity would be altered or obstructed?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Proposed measures to reduce or control aesthetic impacts, if any:
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

### *11. Light and Glare* [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. What existing off-site sources of light or glare may affect your proposal?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

d. Proposed measures to reduce or control light and glare impacts, if any:
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

### *12. Recreation* [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Would the proposed project displace any existing recreational uses? If so, describe.
**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

### *13. Historic and cultural preservation* [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

## *14. Transportation* [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

h. Proposed measures to reduce or control transportation impacts, if any:

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

### *15. Public Services* [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

b. Proposed measures to reduce or control direct impacts on public services, if any.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

### *16. Utilities* [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Does not apply. The proposal is a non-project action to amend the Comprehensive Plan and Development Regulations.**

## *C. Signature* [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Brent Kirk

Position and Agency/Organization City Manager

Date Submitted: June 26, 2019

## *D. Supplemental sheet for nonproject actions* [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**The proposal is a nonproject action and would not directly impact water, air quality, noise, or release of hazardous substances. Specific projects proposed as a result of these regulations that could result in impacts would be reviewed consistent with the applicable provisions of the Granite Falls Municipal Code and SEPA procedures.**

Proposed measures to avoid or reduce such increases are:

**No proposed measures are necessary as no increases are anticipated.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

**The proposal is a nonproject action and would not directly impact plants, animals, fish or marine life. Specific projects proposed as a result of these regulations that could result in impacts would be reviewed consistent with the applicable provisions of the Grantie Falls Municipal Code and SEPA procedures.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**No proposed measures are necessary as no impacts are anticipated.**

3. How would the proposal be likely to deplete energy or natural resources?

**The proposal is a nonproject action and would not deplete energy or natural resources. Specific projects proposed as a result of these regulations that may result in increased energy consumption would be reviewed consistent with the applicable provisions of the Granite Falls Municipal Code and SEPA procedures.**

Proposed measures to protect or conserve energy and natural resources are:

**Proposed measures are not necessary as no impacts to energy or natural resources are anticipated as a result of the proposed amendments.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**The geographic area affected by the proposed amendment does not contain any environmentally sensitive areas or other areas designated for governmental protection, and adoption of the amendment is not expected to negatively impact such areas.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**No proposed measures to avoid or reduce impacts are necessary as no impacts are anticipated.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**The proposed amendment is consistent with the Granite Falls Comprehensive Plan and future land use designation for the area and does not change the land uses that could be developed. The proposal is not expected to negatively affect land and shoreline use, or to allow or encourage land or shoreline uses incompatible with existing plans. Project specific development proposals would be reviewed consistent with the Granite Falls Municipal code and SEPA procedures.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

**No proposed measures to avoid or reduce impacts are necessary.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**The proposed amendment would not directly impact demand on transportation or public services or utilities. However, project-level development may increase motorized and nonmotorized travel demand in the city. Intercity commuting and local intra-city trips will increase. Similarly, project level development may result in an increased demand for public services and utilities. Project specific development proposals would be reviewed consistent with the Granite Falls Municipal code and SEPA procedures.**

Proposed measures to reduce or respond to such demand(s) are:

**No proposed measures are necessary as no increased demands are anticipated.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**The proposal does not conflict with local, state or federal laws or requirements for the protection of the environment.**

Subject Property

Parcel No. 00459301300100
Parcel Address: 408 Prospect Avenue
Parcel size: 0.74 acres
Ownership: City of Granite Falls
Docket Proposal: CPA/ZMA application to change the Comprehensive Plan and zoning designations for the subject property from Downtown Residential & DT-2500 to Public Institutional & P/I

Subject Property

North
n.t.s.

Parcel No. 30061300403900
Parcel Address: 204 Portage Avenue
Parcel size: 0.23 acres
Ownership: City of Granite Falls
Docket Proposal: CPA/ZMA to change the Comprehensive Plan and zoning designations for the subject property from Medium Density Residential & R-7200 to Public Institutional & P/I.

## CPA2019-003 *Shoreline Master Program Reference Update*

**READER**: The following amendment proposes to update the ordinance reference to the current Shoreline Master Program document. Underlined text indicates proposed additions and ~~strikethroughs~~ indicate proposed deletions.

# Shoreline Element

### Introduction

RCW 36.70A.480(1) requires the goals and policies of a shoreline master program for a city approved under chapter 90.58 RCW shall be considered an element of the city's Comprehensive Plan. This Plan incorporates by reference the City of Granite Falls Shoreline Master Program (Ordinance No. ~~844-2013~~ XXX[1]-2019) and subsequent amendments thereto. A copy of the Shoreline Master Program is available on the City's web site at www.ci.granite-falls.wa.us and at Granite Falls City Hall, 206 S. Granite Avenue, Granite Falls, Washington.

[1]Note: Updated Shoreline Master Program is scheduled for adoption by ordinance on May 1, 2019. The ordinance number used at that time will be inserted above prior to the Planning Commission work session and public hearing regarding the 2019 Annual Docket proposed amendments scheduled for May 14, 2019 and June 11, 2019, respectively. City Council review, approval, and adoption by ordinance of the Planning Commission recommended 2019 Annual Docket amendments are scheduled to take place between September and December of 2019.

## ZCA2019-001 - *2019 Landscaping & Screening Regulation* Amendments

**READER**: The following amendment proposes to

Note: Underlined text indicates proposed additions. ~~Strikethrough text~~ indicates proposed deletions.

**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.

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

(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.

(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.

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

(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 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. 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~~ Designated Official.

(2) Street Frontages.

(a) All street frontages shall include street trees planted at no further apart then 30 feet on center.

(b) If due to the required location of driveways or utilities or topography prohibits the planting of street trees 30 feet on center then the Designated Official may approve street trees closer than 30 feet on center or the grouping of trees on site that achieves the same total tree count as would have been achieved with trees 30 feet on center.

(c) Vegetation utilized in low impact development facilities may count toward street frontage requirements subject to approval by the ~~city~~ Designated Official.

(F) Requirements for Commercial and Industrial Uses.

(1) Perimeter Areas. See subsection (E)(l) 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 or more 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) 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) 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) Planting areas shall be maintained free of noxious weeds and trash on a regular basis.

## ZCA2019-002 - *Official Site Plan Regulations Update*

**READER**: The following amendment proposes to

Note: Underlined text indicates proposed additions and ~~strikethrough~~ text indicates proposed deletions.

**19.04.050 Determination of procedure type.**

**Table 1 – Permit Processing Requirements**

| Administrative | Quasi-Judicial | Legislative |
|---|---|---|
| **(Designated Official)** | **(Hearing Examiner and Council[1])** | **(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 PRDs; temporary 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 agreement; and official site plans and major amendments thereto. | 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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**19.05.070 Official site plans.**

(A) Purpose.

(1) Specify the criteria used by the city of Granite Falls to review and approve official site plans.

(2) To provide a method for logical and sequential review of ~~larger, more complicated~~ projects not subject to subdivision regulations.

(B) Applicability. The official site plan process shall be used for the review of:

(1) Planned residential developments (PRDs);

(2) Residential condominiums;

(3) Manufactured or mobile home parks.

[Note: Provisions for a binding site plan (BSP) used for land division can be found in GFMC 20.08.090.]

(C) Application Submittal. Each application for official site plan approval shall contain five copies of all complete application forms, plans and reports. A complete application must include:

(1) Fees. The applicant shall pay the required fees as set forth in the city's fee resolutions when submitting an official site plan.

(2) Application form ~~and declaration of ownership~~.

(3) Title report (dated within the last 30 days).
(4) Vicinity map of the area where the site is located.
(5) Environmental checklist.
(6) Landscape plan.
(7) A preliminary site plan on 22 inch by 34 inch paper drawn to a scale of 50 or 100 feet to one inch, stamped and signed by a registered engineer, architect or land surveyor illustrating the proposed development of the property and including, but not limited to, the following:
(a) Name or title of the proposed official site plan.
(b) Date, scale and north arrow.
(c) Boundary lines and dimensions including any platted lot lines within the property.
(d) Total acreage.
(e) Property legal description.
(f) Existing zoning.
(g) Location and dimensions of all existing and proposed:
(i) Buildings, including height in stories and feet and including total square feet of ground area coverage.
(ii) Parking stalls, access aisles, and total area of lot coverage of all parking areas.
(iii) Off-street loading area(s).
(iv) Driveways and entrances.
(h) Proposed building setbacks in feet.
(i) Location of any regulated sensitive areas such as wetlands, steep slopes, wildlife habitat or floodplain and required buffers.
(j) Location and height of fences, walls (including retaining walls), and the type or kind of building materials or planting proposed to be used.
(k) Location of any proposed monument signs.
(l) Proposed surface stormwater drainage treatment.
(m) Location of all easements and uses indicated.
(n) Location of existing and proposed utility service.
(o) Existing and proposed grades shown in five-foot interval topographic contour lines.
(p) Fire hydrant location(s).
(q) Building architect elevations showing north, south, east and west views.
(8) Any other information as required by the city shall be furnished, including, but not limited to, traffic studies, wetland reports, elevations, profiles, and perspectives, to determine that the application is in compliance with this code.
(9) Applicants shall provide the city with one digital copy of the proposed official site plan data and associated documents on a CD in a CAD program compatible with AutoCAD or ArcView.

(D) Type of Approval. An official site plan is reviewed as a Type 2 process and approved or denied by the hearing examiner based on a recommendation from the designated official following a public hearing.

(E) Criteria for Approval.

(1) Standards for Review of an Official Site Plan. The hearing examiner shall review the proposed official site plan to determine whether it meets the following criteria:
  (a) Conformance with the comprehensive plan.
  (b) Conformance with all applicable performance standards and zoning regulations.
  (c) Design sensitivity to the topography, drainage, vegetation, soils and any other relevant physical elements of the site.
  (d) Availability of public services and utilities.
  (e) Conformance with SEPA requirements.

(2) Condominium Standards. Development of condominiums including residential units or structures shall meet either of the standards set out in subsection (E)(2)(a) or (b) of this section:
  (a) All lots and developments shall meet the minimum requirements of this code. Phase or lot lines shall be used as lot lines for setback purposes under the zoning code.
  (b) Condominiums may be developed in phases where ownership of the property is unitary but some structures are to be completed at different times or with different lenders financing separate structures or areas of the property. The following conditions shall apply to phased condominiums:
    (i) By a joint obligation to maintain any and all access ways. The city shall have no obligation to maintain such access ways.
    (ii) The city shall require easements for access to the property to allow for emergency services and utility inspections as defined in the development agreement.
    (iii) Reciprocal easements for parking shall be provided to all tenants and owners.
    (iv) The applicant must submit an official site plan schedule for completion of all phases.
    (v) Phase lines must be treated as lot lines for setback purposes under the zoning code unless the property owner will place a covenant on the official site plan that the setback areas for built phases, contained in all unbuilt phases, shall become common areas and owned by the owners of existing units in the built portions of the condominium upon the expiration of the completion schedule.
    (vi) All public improvements shall be guaranteed by bond or other security satisfactory to the city.
    (vii) All built phases in a condominium official site plan shall have a joint and several obligation to maintain landscaping through covenants or easements or both to assure that the responsibility is shared among the various owners.

(F) Official Site Plan Components.
  (1) An official site plan shall include a record of survey and development agreement.
  (2) The development agreement shall incorporate the conditions of approval for the official site plan.

(G) Recording Requirements.
  (1) When the proposed official site plan receives final approval, the applicant shall record the official site plan and development agreement, if required, with the Snohomish County auditor.

(2) The applicant shall furnish the city with three copies and a digital copy of the recorded official site plan within five working days of recording, and the Snohomish County assessor shall be furnished one paper copy.

(H) Development Requirements.

(1) Said lots shall not be sold or transferred unless the official site plan and a record of survey map, which is prepared in compliance with Chapter 58.09 RCW and which includes a legal description of each lot being created, is approved by the city and filed for record in the Snohomish County auditor's office.

(2) The official site plan and all of its requirements shall be legally enforceable on the purchaser or other person acquiring ownership of the lot, parcel, or tract.

(3) All development must be in conformance with the recorded official site plan. Any development, use or density which fails to substantially conform to the site plan as approved constitutes a violation of this chapter.

(I) Amendment, Modification and Vacation.

(1) Amendment, modification and vacation of an official site plan shall be accomplished by following the same procedure and satisfying the same laws, rules and conditions as required for a new official site plan application, as set forth in this chapter.

(2) The vacated portion shall constitute one lot unless the property is subsequently divided by an approved subdivision or short division.

## ZCA2019-003 - *Commercial Kennels & Catteries and Animal Shelters*

**READER**: The following amendments propose to:

1. Remove "Commercial Kennels & Catteries" and "Animal Shelter" as a Conditional Use in the General Commercial (GC) zone; and
2. Add "Commercial Kennels & Catteries" and "Animal Shelter" as a Principle Use in the Heavy Industrial (HI) zone and Light Industrial (LI) zone.

Underlined text indicates proposed additions and ~~strikethroughs~~ indicate proposed deletions.

**19.03.100 General commercial (GC) zone.**

(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) Commercial kennels and catteries;~~
~~(6) Animal shelter;~~
(7) Communication facility; and
(8) School.

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**19.03.110 Heavy industrial (HI) zone.**

(A) Principal Uses. Principal uses in the heavy industrial (HI) zone are:

(1) Manufacturing, processing, creating, repairing, renovating, cleaning, painting, assembly of goods, merchandise and equipment;
(2) Wholesale sales;
(3) Warehousing;
(4) Outside storage;
(5) Surface mining;
(6) Recycling;
(7) Impound yard; and
(8) Communication facility.
(9) Commercial kennels and catteries;
(10) Animal shelter

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**19.03.120 Light industrial (LI) zone**

(A) Principal Uses. Principal uses in the industrial/retail (IR) zone are:

(1) Indoor manufacturing and assembly, repair;
(2) Indoor wholesale sales;
(3) Retail sales of products produced on site; and
(4) Communication facility.
(5) Commercial kennels and catteries;
(6) Animal shelter

## ZCA2019-004 - *CBD Zone Ground Floor Residential Units*

**Reader:** The following amendments propose to remove ground floor residential units as an allowed secondary use or conditional use in the Central Business District (CBD) Zone and clarify that the "60/40 rule" does not apply to residential units located above a commercial use. Underlined text indicates proposed additions and ~~strikethroughs~~ indicate proposed deletions.

**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.

(B) Secondary Uses. Secondary uses in the central business district (CBD) zone are:

(1) Residential dwelling unit ~~in principal building~~ on the floor above a principle use;
(2) Consumer goods repair; and
(3) Accessory structure and use.

(C) Conditional Uses. Conditional uses in the central business district (CBD) zone are:

(1) Outside storage and display;
(2) Veterinary clinic;
(3) Church;
(4) Public facility;
(5) Service station;

(6) Vehicle sale;
(7) Automotive repair and service;
(8) Miscellaneous repair;
~~(9) Multifamily dwellings on the same parcel as commercial use;~~
Note: Or just add "limited to 40% of the parcel's total land area" to Subsection (9) as it currently reads. The percentage could be a smaller number.
(9)~~(10)~~ School.

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**Chapter 19.02 BASIC DEFINITIONS**

**19.02.160 P.**
"Primary or principal use" means the predominant use (60 percent of usable floor area and/or land area) to which all other uses are secondary. Does not apply to the residential units located above a principal use in a commercial zone.

**Sewage Treatment and Collection Facilities**

*Treatment Facilities*

The City of Granite Falls owns and operates its own wastewater treatment facility with the capacity to treat .555 million gallons of raw sewage per day maximum month and 1.387 million gallons per day for a peak hour. Based on the population projections in this plan, the plant will need a capacity of 0.950 million gallons per day maximum month in 2035. The additional components of the system needed include new headworks with a mechanical fine screen, a second oxidation ditch, additional UV disinfection, and sludge handling facilities and upgrades to the City's lift station and force main. The City projects that the new facilities will cost about $7,900,000 in 2013 dollars. (Note: This is to achieve the capacity above.)

In order to fund the necessary expenditures, rates will increase as follows:

**Table CF-7**
**Estimated Sewer Rate Increases to Fund Improvements**

| Rate/Month Increased To: | Date |
|---|---|
| $60 | 4/1/2015 |
| $62.50 | 1/1/2017 |
| $65 | 1/1/2019 |

The existing LOS for sewage collection is stated as "Meet the intent of the WSDOE Criteria for Sewer Works Design." The Department of Public Works has determined that this standard is also adequate to meet future planning needs. The City has recently completed an inflow and infiltration study. That study identified significant leaks into the system which have been fixed. The City should continue to remove leaks into the system.

In 2015, the ~~The~~ City ~~recently~~ completed a Westside Sewer Facility Plan outlining its preference for expansion of the sanitary sewer collection system to the west side of the City, west of Quarry Road. That plan identifies capital facilities improvements to extend sewer and to upgrade the capacity of the existing lift station, or divert wastewater around it. Estimated costs are approximately $3,000,000. The cost to expand the system west of Quarry Road is approximately $1,900,000 which will be developer funded, and thus, that cost is not included below.

On November 30, 2018, pursuant to RCW 90.48.110 and WAC 173-240-010 through 180, the Washington State Department of Ecology approved the City of Granite Falls Wastewater Facilities Plan, dated November, 2018. This facilities plan establishes the basis for upgrades and expansion of the existing wastewater treatment facility and the sewer collection system. The plan provides a strategy and identifies the necessary improvements to the plant and sewer system to accommodate the anticipated UGA population and economic growth out to 2038, three years beyond the City's Comprehensive Plan's current planning horizon of 2035. The plan identifies wastewater treatment methodologies that allows for growth while maintaining

current loading to the Pilchuck River. The plan also identifies two options for reduction of loading to the river if a TMDL is instituted in the future.

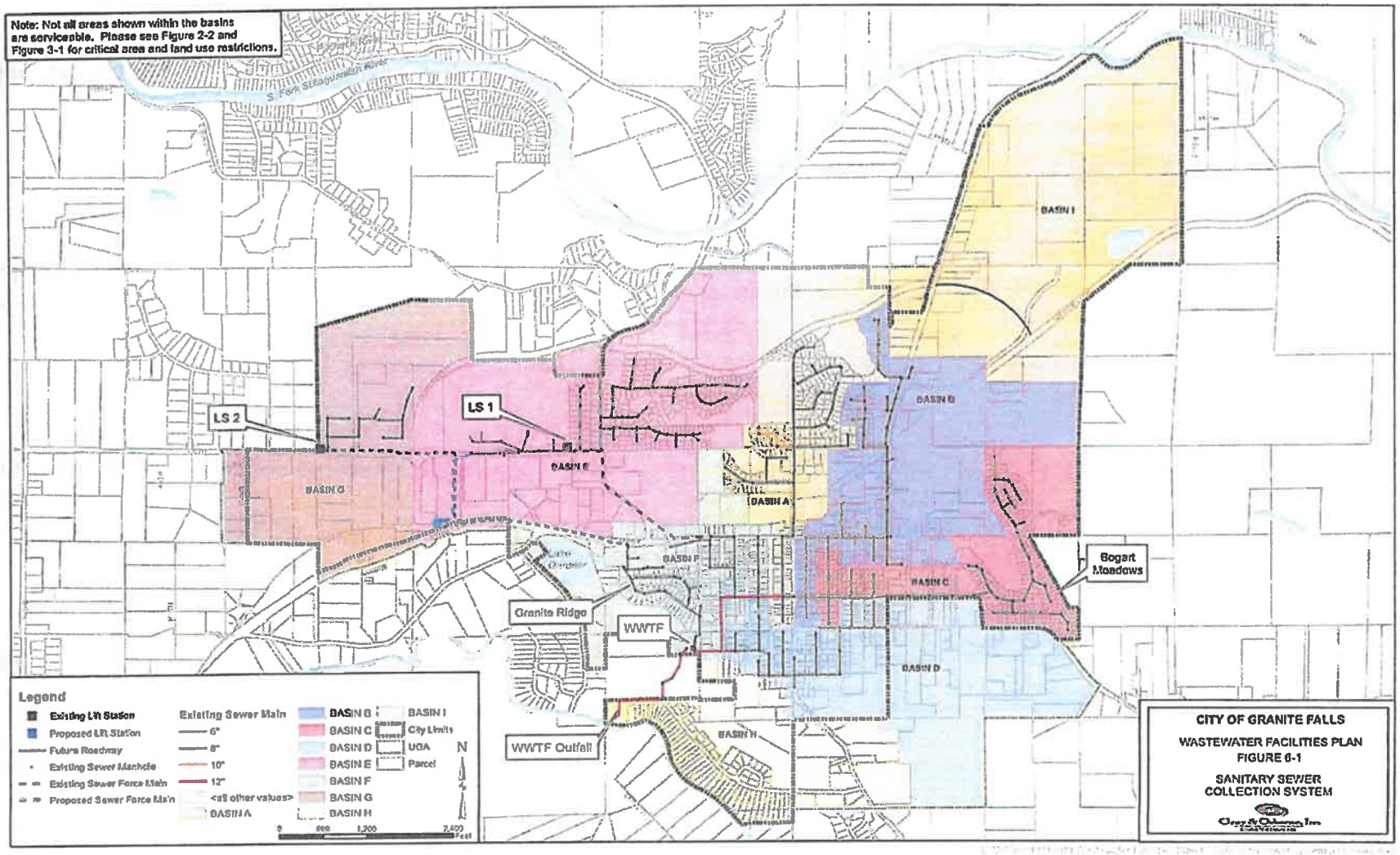
The City of Granite Falls Wastewater Facilities Plan dated November, 2018 (Ordinance No. XXX-2019) and subsequent amendments thereto is hereby incorporated by reference into this Comprehensive Plan. A copy of the Wastewater Facilities Plan is available on the City's web site at www.ci.granite-falls.wa.us and at Granite Falls City Hall, 206 S. Granite Avenue, Granite Falls, Washington. The Wastewater Facilities Plan Map is provided in Figure CF-2 below.

*Sewage Capital Improvement Plan*

| | |
|---|---|
| ~~Sludge Handling and Compost Upgrades~~ | ~~$1,110,000~~ |
| ~~Burn Road Lift Station Improvements or Bypass~~ | ~~$1,100,000~~ |
| ~~Oxidation Ditch, associated piping and motors~~ | ~~$5,690,000~~ |
| ~~TOTAL~~ | ~~$7,900,000~~ |

The Project cost is estimated at $14.2 million, including development of an offsite effluent percolation facility.

# Figure CF-2 Wastewater Facilities Plan Map



# Changes for Mini Storage

## 19.02.130 M

"Mini storage" means a building or group of buildings consisting of individual storage units not exceeding 400 square feet per storage unit that are leased or owned for the storage of business and household goods or contractor's supplies. These facilities shall not be used for any wholesale or retail operations.

## 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)~~(4) Restaurant;
~~(6)~~(5) Health care facility, excluding overnight accommodations;
~~(7)~~(6) Social and/or recreational facility;
~~(8)~~(7) Hotel or motel;
~~(9)~~(8) Accessory structure and use;
~~(10)~~(9) Parking facility;
~~(11)~~(10) Veterinary clinic;
~~(12)~~(11) Service station;
~~(13)~~(12) Vehicle sales;
~~(14)~~(13) Automotive repair and service;
~~(15)~~(14) Miscellaneous repair;
~~(16)~~(15) Indoor manufacturing, assembly;
~~(17)~~(16) Day care center, commercial;
~~(18)~~(17) Tavern;
~~(19)~~(18) Specialized instruction school;
~~(20)~~(19) Vocational school; and
~~(21)~~(20) 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) Commercial kennels and catteries;
(6) Animal shelter;
(7) Communication facility; and
(8) School.

(D) Minimum Lot Size. Minimum lot size in the general commercial (GC) zone is 7,200 square feet.

(E) Maximum Lot Coverage. Maximum lot coverage in the general commercial (GC) zone is none.

(F) Maximum Height. Maximum height in the general commercial (GC) zone is 50 feet.

(G) Minimum Building Setbacks for Nonmanufacturing Uses.

(1) Front yard: None;
(2) Side yard: None;
(3) Rear yard: Five feet;
(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(H) Minimum Building Setbacks for Manufacturing and/or Assembly Uses.

(1) Street/public right-of-way: 20 feet;

(2) Side yard: None, except when abutting a residential or commercial zone or a comprehensive plan residential or commercial designation there shall be a side yard setback of five feet;

(3) Rear yard: Five feet;

(4) Alley setback: No portion of any structure shall be closer than 10 feet from an alley.

(I) Required Landscaping for Manufacturing and Assembly Uses.

(1) All street setback areas which border a residential or commercial zone or comprehensive plan residential or commercial designation shall be landscaped to a depth of at least 20 feet with natural or installed plant material which will provide total coverage of the required landscape area within three years.

(2) All rear and side yard setback areas which border residential zones shall be landscaped with plantings a minimum five feet in height which will reach a mature height of eight feet from the ground level. Such plantings shall be installed and spaced to provide a continuous screen at maturity.

(J) Prohibited Uses. Manufacturing and/or assembly activity that generates noise levels exceeding 65 dB (normal conversation at three feet) measured at the property line are prohibited in the general commercial (GC) zone. [Ord. 960 § 9 (Exh. H), 2018; Ord. 937 § 14 (Exh. M), 2017; Ord. 905 § 1 (Att. A), 2016; Ord. 862 §§ 23 – 28, 2013; Ord. 740 § 1 (Exh. A), 2007.]