

CITY OF GRANITE FALLS
Granite Falls, Washington
ORDINANCE 973-2019

AN ORDINANCE OF THE CITY OF GRANITE FALLS, WASHINGTON, ADOPTING FINDINGS OF FACT; ADOPTING INTERIM ZONING CODE REGULATIONS REGULATING MULTIFAMILY DWELLINGS ON THE SAME PARCEL AS COMMERCIAL WITHIN THE GENERAL COMMERCIAL (GC) AND CENTRAL BUSINESS DISTRICT (CBD) ZONES; PROVIDING FOR THE DURATION OF THIS ORDINANCE AND PUBLIC HEARING; ESTABLISHING A WORK PROGRAM; PROVIDING FOR SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Granite Falls is authorized to impose moratoria and interim land use controls pursuant to RCW 36.70A.390 and RCW 35A.63.220; and

WHEREAS, the City of Granite Falls finds that health, safety and welfare is addressed in the proposed interim zoning code changes for the disallowance of multifamily dwellings on the same parcel as commercial use to promote safety, give needed direction and to add clarity for the existing sewer moratoria; and

WHEREAS, the City is proposing that interim regulations be adopted concerning the building of multifamily dwellings on the same parcel as commercial use supported by a work program/schedule. The Council will analyze the effectiveness of the interim standards with the information and data acquired during the interim timeframe; and

WHEREAS, state statute allows interim land use controls to be effective for up to one year if a work plan is developed for related studies providing for such longer period pursuant to RCW 36.70A.390 and RCW 35A.63.220; and

WHEREAS, the Granite Falls City Council is directing the Granite Falls Planning Commission to review the interim language and definitions consistent with the work plan/schedule attached hereto as Exhibit A, which exhibit is incorporated herein by this reference, and provide a recommendation to the Council for the adoption of permanent amendments to the city basic definitions in Chapter 19.03 GFMC;

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

Section 1. Findings. The City Council hereby adopts the recitals expressed above as findings in support of this ordinance.

Section 2. Purpose. The purpose of this interim zoning ordinance is to enact for the term of this ordinance an update to the Conditional uses for both the Central Business District and General Commercial zones and Secondary uses to the General Commercial zone, which addresses multifamily dwellings on the same parcel as commercial use within the City.

Section 3. Interim Zoning Regulations. Granite Falls Municipal Code 19.03.090 entitled “Central business district (CBD) zone” is hereby amended to read as follows for the term of this ordinance (All other provisions of GFMC Section 19.03.090 entitled “Central business district (CBD) zone” remain in effect and unchanged):

19.03.090 Central business district (CBD) zone

(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;~~
- (10) School.

Section 4. Interim Zoning Regulations. Granite Falls Municipal Code 19.03.100 entitled “General Commercial (GC) zone” is hereby amended to read as follows for the term of this ordinance (All other provisions of GFMC Section 19.03.100 entitled “General Commercial (GC) zone” remain in effect and unchanged):

19.03.100 General commercial (GC) zone

(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)(5) Animal shelter;
- (7)(6) Communication facility; and
- (8)(7) School.

Section 5. Duration of Interim Zoning Regulations/public Hearing. The interim Zoning Code amendments adopted by this ordinance shall remain in effect for a period of six

months from the effective date and shall automatically expire unless the same are extended as provided in RCW 36.70A.390 and RCW 354.63.220 prior to that date, or unless the same are repealed or superseded by permanent amendments prior to that date. A public hearing on the interim amendments shall be held on or about November 6, 2019 but no later than sixty days following the effective date of this Ordinance. Following the public hearing the City Council may take action to amend this ordinance, including the making of additional findings.

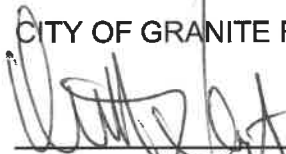
Section 6. Planning Commission Work Plan. The City of Granite Falls Planning Commission is hereby directed to review the interim regulations consistent with Exhibit A attached hereto and to make a recommendation on whether said amendments, some modification thereof, or other amendments should be permanently adopted. The Granite Falls Planning Commission is directed to complete its review, to conduct such public hearings as may be necessary or desirable, and to forward its recommendation to the Granite Falls City Council as scheduled.

Section 7. Copy to Commerce Department. Pursuant to RCW 36.70A.106(3), the City Clerk is directed to send a copy of this ordinance to the State Department of Commerce for its files within ten (10) days after adoption of this ordinance.


Section 8. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be 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.

Section 9. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

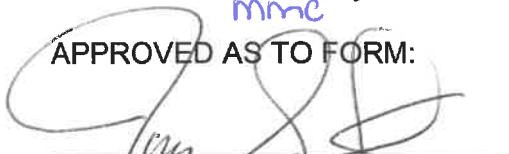
ADOPTED by the City Council and **APPROVED** by the Mayor this 2nd day of October, 2019.

CITY OF GRANITE FALLS

Matt Hartman, Mayor

ATTEST:


Darla Reese, CMC, City Clerk
mme

APPROVED AS TO FORM:


Thom Graafstra, City Attorney

Passed by City Council: October 2, 2019
Date of Publication: October 5, 2019
Effective Date: October 10, 2019

EXHIBIT A

City of Granite Falls Zoning Code Work Plan

Activity	Work Plan					
	October	November	December	January	February	March
Research						
Draft Code Amendment						
Draft Ordinance						
Attorney Review						
Prepare SEPA & Issue			11/26/19			
Commerce Review			11/26/19			
Publish Notice Planning Commission Public Hearing			12/30/19			
Planning Commission Review		11/12/19 (B)	12/8/19 (B) If Needed	1/14/20 (PH)		
Publish Notice City Council Public Hearing					2/4/19	
City Council Briefing & Workshop	10/2/19 – City Council Adopts Interim Regulations	11/6/19 (PH)	12/16/19 (B)		2/5/20 (B)	
					2/19/20 (PH)	
Effective Date						Code Revisions Effective – 5 Days After Publication

B=Briefing
PH=Public Hearing