

**CITY OF GRANITE FALLS  
GRANITE FALLS, WASHINGTON**

**RESOLUTION 2017-03**

A RESOLUTION OF THE CITY OF GRANITE FALLS, AMENDING RESOLUTION NO. 2017-02 DIRECTING THE DESIGNATED OFFICIAL TO PROCEED WITH ANALYSIS AND PROCESSING OF THE 2017 COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS ANNUAL DOCKET.

WHEREAS, the City of Granite Falls is a City in Snohomish County, Washington, planning under the Growth Management Act (RCW Chapter 36.70A); and

WHEREAS, the City of Granite Falls has established procedures and schedules to update, amend or revise the City's Comprehensive Plan and development regulations on an annual basis consistent with RCW 36.70A.470(2); and

WHEREAS, the 2017 Comprehensive Plan and Development Regulations Annual Docket proposals include one joint Comprehensive Plan/Zoning Map Amendment application proposed by a private property owner and seven Comprehensive Plan, Zoning Map and zoning code amendment applications proposed by the City; and

WHEREAS, the Snohomish County Council has adopted Amended Ordinance No. 16-078 revising the City of Granite Falls and the Granite Falls Urban Growth Area population and housing growth targets for 2035; and

WHEREAS, the Puget Sound Regional Council has required the city to amend its comprehensive plan by the end of the year (2017) to include Snohomish County's reconciled 2035 Growth Targets in order to achieve full certification of the city's comprehensive plan; and

WHEREAS, the Planning Commission conducted five duly noticed public meetings on the proposed list of docket items in Exhibit A on May 10, 2016, June 14, 2016, September 13, 2016, October 11, 2016, November 29, 2016 and February 14, 2017 and all public comments taken at said meetings have been given full consideration with regard to the Planning Commission's recommendation to the City Council; and

WHEREAS, consideration and passage of this Resolution is an action that is exempt from the requirements of the State Environmental Policy Act (RCW Chapter 43.21C) pursuant to WAC 197-11-800(14)(h) and (19) and GFMC Chapter 19.07; and

WHEREAS, the City Council conducted a public hearing on the proposed 2017 Comprehensive Plan and Development Regulations Annual Docket list as provided in Exhibits A on January 11, 2017 and February 15, 2017 which was duly noticed; and

WHEREAS, the City Council considered all of the public comments and the Planning Commission recommendation received at the January 11, 2017 and February 15, 2017 public hearings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANITE FALLS AS FOLLOWS:

Section 1. Requested Action. The City of Granite Falls City Council direct the Designated Official to analyze the attached list of docket items, prepare reports, and present the detailed findings to the Planning Commission and the City Council for action before the end of 2017.

Section 2. 2017 Docket. The approved docket items listed in Attachment A as amended are the official 2017 Comprehensive Plan and Development Regulations Annual Docket for the City of Granite Falls and will serve as the Comprehensive Plan and development regulation changes considered in 2017.


Section 3. Severability. If any section, sentence, clause or phrase of this resolution should 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 resolution.

Section 4. Effective Date. This resolution shall take effect immediately upon passage by the City of Granite Falls City Council.


PASSED by the City Council of the City of City of Granite Falls this 1st day of March, 2017.

  
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Matt Hartman, Mayor

ATTEST:

  
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Darla Reese, City Clerk

APPROVED AS TO FORM:

  
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Thomas H. Graafstra, City Attorney

# RESOLUTION 2017-03 - EXHIBIT A

## City of Granite Falls

### 2017 Comprehensive Plan and Development Regulations Annual Docket List of Proposed Revisions

- CPA/ZMA2017-001 West Stanley Future Land Use Map & Zoning Map Amendment proposes to change the Future Land Use Map and Zoning Map designations from General Commercial/GC to Multiple Residential/MR for approximately 10 parcels located west of Jordan Road and north of West Stanley Street.
- CPA2017-002 Transportation Element Update proposes amendments to the city's Comprehensive Plan Transportation Element that would:
  1. Update the Six-year Transportation Improvement Program Summary Table (TR-7) pursuant to City Council Resolution No. 2016-07 re: 6-year TIP for 2017-2022;
  2. Provide reference and discussion of a currently unreferenced table (Table TR-4);
  3. Clarify intent and improve readability;
  4. Correct errors in figure references; and
  5. Correct errors in map title blocks.
- CPA2017-003 Capital Improvement Program (CIP) Update proposes amendments to the city's Six-year CIP that would update:
  1. Water system costs and the project list in Table CF-6;
  2. Estimated sewer rates in Table CF-7;
  3. Sewage Capital Improvement Plan costs and project list in Table CF-8;
  4. Dollar amounts in the Table CF-9 - Six-year Capital Facility/Expenditures Summary; and
  5. Years to be included and estimated project costs in Table CF-10 – Six-year Capital Improvement Program/Expenditure Summary.
- CPA/ZMA2017-004 Future Land Use Map & Zoning Map Update proposes amendments that would update the Comprehensive Plan Future Land Use Map & Zoning Map by designating:
  1. City owned property as Public/Institutional & P/I currently designated Central Business District & CBD;
  2. City owned property as Public/Institutional & P/I currently designated Residential 7,200 & R-7200;
  3. City owned green belt as Open Space & O/S currently designated Residential 7,200 & R-7200;
  4. City owned right-of-way (ROW) as ROW currently designated General Commercial & GC;
  5. City owned stormwater pond as Public/Institutional & P/I currently designated Residential 7,200 & R-7200;
  6. City owned dedicated open space as Open Space & O/S currently designated Residential 7,200 & R-7200;
  7. School District owned property as Public/Institutional & P/I currently designated Residential 7,200 & R-7200;

8. Privately owned open space/water retention tract as Open Space & O/S currently designated Residential 7,200 & R-7200;
  9. Privately owned dedicated open space, recreation & water retention tracts as Open Space & O/S currently designated Residential 7,200 & R-7200;
  10. County owned stormwater pond as Public/Institutional & P/I currently designated ROW;
  11. State owned stormwater pond as Public/Institutional & P/I currently designated ROW;
  12. State owned sound barrier & green belt as Open Space & O/S currently designated ROW;
  13. Privately owned water retention tract as Open Space & O/S currently designated as Residential 9,600 & R-9600;
  14. Privately owned open space/water retention tract as Open Space & O/S currently designated as Residential 9,600 & R-9600.
- CPA/ZCA2017-005 Multiple Residential/MR Density proposes to:
    1. Amend the definition for “density” to allow rounding to the nearest whole number when calculating density;
    2. Amend the Description of Future Land Use Designations for Multiple Residential in the Land Use Element of the Comprehensive Plan to allow for multi-family residential development at a density of 28 dwelling units per acre subject to development conditions specified in the GFMC;
    3. Amend Comprehensive Plan Land Use Policy LU-12.1 – 7. *Multiple Residential (MR)* to allow for multi-family residential development at a density of 28 dwelling units per acre subject to development conditions specified in the GFMC;
    4. Amend the 19.03.080 *Multiple Residential (MR) zone* Purpose Statement to allow for 28 dwelling units per acre subject to development conditions specified in subsection 19.03.080(I) *Maximum Density*; and
    5. Amend subsection 19.03.080(I) *Maximum Density* to increase the maximum residential density from 24 dwelling units per acre to 28 dwelling units per acre only when:
      - a. The site is adjacent to business and commercial employment centers;
      - b. Frontage and immediate vehicle access can be provided onto a designated Major or Minor Arterial;
      - c. Open space and recreational facilities are provided onsite; and
      - d. No onsite environmentally critical areas exist.
  - ZCA2017-001 P/I Zone Update proposes amendments to GFMC 19.03 *Public/Institutional (P/I) zone* that would:
    1. Add “cemetery” and “communication facility” to the list of conditional uses allowed in the P/I zone subject to Hearings Examiner’s approval;
    2. Amend minimum building setback requirements that correspond to the setbacks in abutting commercial or industrial zone to provide equality between non-residential zones; and
    3. Adjust landscaping requirements in accordance with the proposed building setback requirements.

- ZCA2017-003 Housekeeping Amendments proposes to:
  1. Amend GFMC 15.02.12.120(D)(1)(a)(v) to update cross reference to the Heavy Industrial (HI) zone.
  2. Amend GFMC 19.01.050(A) to list all 10 chapters included in Ord. No. 2016-905.
  3. Amend GFMC 19.02.010 A to update the definitions for “Accessory building” and “Accessory structure”.
  4. Amend GFMC 19.02.020 B to update the definition for “Building”.
  5. Amend GFMC 19.02.130 M to add a definition for “Mini-warehouse”.
  6. Amend GFMC 19.02.200 T to add a definition for “Tandem parking space”.
  7. Amend GFMC 19.03.070(F) and 19.03.080(F) to require 20 linear feet of driveway in front of garages, carports and fenced parking areas in the DT-2500 and MR zones.
  8. Amend GFMC 19.03.090 & 19.03.100 to delete incorrect reference to “Assembly Uses” and provide minor text changes for readability and consistency.
  9. Amend GFMC 19.03.110, 19.03.120, 19.03.130, 19.03.140, and 19.03.150 to provide minor text changes for readability and consistency.
  10. Amend GFMC 19.04.080 to correct a table reference and to add a mailing requirement to adjacent property owners regarding notice of a development application. The proposed amendments also separate out the posting and mailing requirements for a Notice of Application for clarity and readability purposes.
  11. Amend GFMC 19.06.050 & 19.06.060 to: (a) clarify provisions for ingress and egress for each parking space; (b) add off-street parking requirements for all residential units in the CBD zone, and (c) add a stipulation that tandem parking only qualifies as one off-street parking space when calculating the number of required off-street parking spaces.
  12. Amend GFMC 19.07.010 Environmental Regulations to update and correct the format outline for subsections (M) through (Q) of section 19.07.010 Environmental Review (SEPA).
  13. Amend GFMC 19.02.070 G and 19.02.080 H to remove an inconsistency between the GFMC and the city’s adopted building code, the International Building Code (IBC), regarding the definitions for “building height” and how it is calculated.
- ZCA2017-006 Stormwater Regulations Update proposes amendments to the following GFMC Title, chapters, and code sections to provide compliance with and to implement the Department of Ecology 2012 Stormwater Management Manual:
  - Title 12 – *Public Works Standards*;
  - Chapter 13.20 - *Storm Drainage System*;
  - GFMC 19.06.020 - *Landscaping and Screening*;
  - GFMC 19.06.050 - *Loading Area and Off-Street Parking Requirements*; and
  - GFMC 19.07.020 - *Critical Areas Regulations*.
- CPA2017-006 Growth Target Reconciliation proposes to revise the population and housing growth targets for 2035 pursuant to Snohomish County GPP10 - Growth Target Reconciliation.