



**CITY COUNCIL  
MEETING MINUTES  
JULY 14, 2021  
7:00 PM**

**1. CALL TO ORDER**

**Mayor Hartman** called the City Council Meeting to order at 7:00 PM.

**2. ROLL CALL**

City Council

Mayor Matthew Hartman	Present
Steven Glenn	Present
Tom FitzGerald	Absent
Erin Hogan	Present
Catherine Anderson	Present

City Staff

City Clerk Darla Reese
City Manager Brent Kirk
Deputy City Manager Jeff Balentine
Consultant Planner Ryan Larsen

**Councilmember Glenn** moved to excuse Councilmember FitzGerald due to vacation. Councilmember Hogan seconded. Motion carried.

**3. NEW BUSINESS**

**A. Review & Discussion – SEPA Categorical Exemption Increase**

**Consultant Planner Larsen** reviewed the following proposed changes in detail per his SEPA Categorical Exemption Increase consultant report dated July 13, 2021:

- SEPA Exemptions
  - Existing Exemptions
  - Proposed Exemptions
  - Maximum SEPA Thresholds for Minor New Construction
  - Requirements for Adoption of Exemptions for Minor New Construction

**B. Review & Discussion – Development Regulations – Code Edits**

**Consultant Planner Larsen** reviewed the following proposed changes in detail per his Development Regulations – Code Edits consultant report dated July 13, 2021:

- ZCA2021-001 *Land Use Updates* – Proposed Zoning Code Amendments to Title 19, Title 20 and Title 21 (Attachment A) – Outlined below.

1. Chapter 19.02 – Definitions were updated to include definitions from Title 20, definitions addressing mobile food truck, changed short plats from 4 lots to 9 lots and plats for 10 or more lots, and added definitions addressing unit lot subdivisions.
2. Chapter 19.04 – Deleted chapter 19.04 and incorporated into either new Chapter 19.04C or created a new chapter for an individual item.
3. Chapter 19.04A – Edits to table in 19.04. Added a few permit types to the table. Biggest change was to move Final Plats as an administrative permit (Type II) rather than a Type IV permit which are reviewed by City Council.
4. Chapter 19.04B – Edits to the modification section to reference the newly created Administrative Modifications section in Chapter 19.04C.
5. Chapter 19.04C – Newly created chapter to deal with land use permit action. Some chapters from the old 19.04 and 19.05 were moved to this section. In addition, added sections to address administrative conditional uses, administrative modifications, code interpretations, and site plan review which previously did not exist.
6. Chapter 19.04D – This chapter is the old Title 20.06.
7. Chapter 19.05 – Deleted old 19.05 and moved sections to new 19.04C and the PRD section to Newly updated 19.05.
8. Chapter 19.05 – Chapter has been converted to address moving Chapter 20.08 into Title 19. Rewrote the subdivision chapter to make it more simplified and added a new section to address Unit Lot Subdivisions allowance by state law.
9. Chapter 19.06 – Proposing to add Food Vendor section. Main question is how long, if allowed, can a food vendor operate.
10. Chapter 19.06 – Deleted home occupation from this chapter and move to new Chapter 19.04C.
11. Chapter 19.12 – Created own chapter for Concurrency which was moved from deleted Chapter 19.04.
12. Chapter 19.13 – Created own chapter for Community facilities district which was moved from deleted Chapter 19.04.
13. Chapter 19.15 - Created own chapter for Land Use fees which was moved from deleted Chapter 20.10 – since Title 20 has been deleted.
14. Chapters 19.20, 19.21, 19.22, and 19.23 – Four new chapters to address Wireless communications facilities. Granite Falls did not have rules in place previously to address these facilities.
15. Title 20 – Chapter 20.02, Chapter 20.04, Chapter 20.06, Chapter 20.08, and Chapter 20.10 have been deleted and moved into Title 19 within various chapters as discussed above.

16. Chapter 21.10 – Created new chapter to address deferred impact fees as required by state law (RCW 82.02.050). Cities in the state are required to have rules in place that allow for impact fees to be deferred.

- Reviewed Process
- Next focus 2024 Comprehensive Plan Update
- Population Allocation
- PSRC Discussion – Council timing

**9. ADJOURNMENT**

**Mayor Hartman** adjourned the meeting.



City Clerk Darla Reese, MMC



Mayor Matthew Hartman