

PLANNING COMMISSION

MEETING

JULY 13, 2021

7:00 PM

MINUTES

1. CALL TO ORDER (Via Zoom & In-Person)

Commissioner Cruger called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE:

Commissioner Cruger led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL:

Planning Commission
Commissioner Frederick Cruger – Present
Commissioner Ron Stephenson – Present
Commissioner Scott Morrison – Present
Commissioner Julie Cory-Wyman – Present
Commissioner Monica Hoersting – Absent

City Staff
Darla Reese, City Clerk

Consultants
Ryan C. Larsen, Consultant Planner

4. APPROVAL OF MINUTES

A. Approval of May 11, 2021 Minutes

Commissioner Stephenson moved to approve the Minutes of May 11, 2021. Commissioner Cory-Wyman seconded. Motion carried.

5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON-ACTION ITEMS

No one was present online to speak during this portion of the meeting, and no written correspondence had been received.

6. 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:

- Upcoming Public Hearing(s) with both the Planning Commission and City Council
- Outline of distribution of SEPA to State agencies and follow-up

- 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.

7. CURRENT BUSINESS

There were no Current Business items for the Agenda.

8. REPORTS:

A. City Clerk Reports

There were no comments regarding the City Clerk report.

B. Homework

Consultant Planner Larsen indicated the Planning Commission will start the Comprehensive Plan review process next month. Will be a started process by the end of the year. Waiting on population allocation number in order to proceed.

9. CORRESPONDENCE:

There were no correspondence items to discuss.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.