



**CITY COUNCIL
MEETING MINUTES
NOVEMBER 3, 2021
7:00 PM**

1. CALL TO ORDER (Via Zoom)

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

2. FLAG SALUTE

Mayor Hartman led the Council, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL

City Council

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

City Staff

City Clerk Darla Reese
City Manager Brent Kirk

Consultants

Thom Graafstra - Weed, Graafstra & Assoc.
Police Chief Tom Dalton - S.C.S.O.
Ryan C. Larsen, Consultant Planner

4. CONSENT AGENDA

- A. AB 128-2021 Approval of October 20, 2021 Minutes
- B. AB 129-2021 Approval of November 3, 2021 claims checks #411958 through #411986 and One EFT totaling \$507,349.69
- C. AB 130-2021 Approval of October 1, 2021 through October 15, 2021 payroll claims checks consisting of Thirteen EFTs totaling \$40,715.88

Councilmember Glenn moved to approve the Consent Agenda. Councilmember Hogan seconded. Motion carried.

5. STAFF REPORTS

City Clerk Reese and Consultant Police Chief Dalton included their Staff Reports in the Council packet.

Consultant Police Chief Dalton gave an update on recent firearms thefts.

City Manager Kirk discussed the following Public Works updates:

- TIB grant meeting November 18th & 19th in Snohomish County
- Jim Holm Skate Park update
 - What to do with old skate equipment? Sell or scrap?
- Water meter welfare checks
- Sewer pump update for Burn Rd. lift station

6. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON-ACTION ITEMS

There were no public comments submitted for the record. No one online opted to speak during this portion of the meeting.

7. NEW BUSINESS

A. AB 131-2021 2024 Public Hearing – 7:10 PM, or soon thereafter

For consideration of Ordinance No. 1015-2021, an interim regulation related to concurrency and moratoria concerning applications associated with sewer capacity, the adoption of findings of fact, and its ratification, revision or repeal all as required by RCW 35A.63.220 and RCW 36.70A.390

Councilmember Anderson moved to open the Public Hearing. Councilmember Glenn seconded. Motion carried.

City Clerk Reese submitted the following lists of exhibits into the record:

Exhibit 1 – Adopted Ordinance No. 1015-2021, 12 pages

Exhibit 2 – Resolution 2021-06, 4 pages

Exhibit 3 – Public Hearing Notice dated October 22, 2021, 1 page

Exhibit 4 – Verification of Public Hearing Posting dated October 22, 2021, 1 page

Exhibit 5 – Affidavit of Publication from the Everett Daily Herald, dated October 22, 2021, 2 pages

City Manager Kirk discussed the following items:

- Timing under grant – design needs to be completed by end of year
- Meeting with Department of Ecology – requesting an extension on permit
- Design – use Covid money
- Fund Plant
- Cost to do upgrade – continue to inflate
- We do allow single family homes and commercial development at this time

Mayor Hartman moved to open the public comment portion of the Public Hearing.

There were no public comments submitted for the record. No one online opted to speak during this portion of the meeting.

Mayor Hartman moved to close the public comment portion of the Public Hearing.

Councilmember Hogan moved to close the Public Hearing. Councilmember Glenn seconded. Motion carried.

Councilmember FitzGerald moved to reaffirm and ratify adoption of Ordinance No. 1015-2021, an interim ordinance of the City of Granite Falls, Washington, adopting a six-month moratorium on filing with and processing by the City of applications for development activities requiring connection to the City's sewer system and amending GFMC 19.04.090 restricting concurrency determinations and sewer connections within the City for a minimum of six months, with exceptions; declaring an emergency; providing for servability; and establishing an effective date. Councilmember Glenn seconded. Motion carried.

Councilmember Glenn moved to approve Resolution 2021-06, a resolution of the City of Granite Falls, Washington, adopting findings of fact in support of the interim regulation and moratoria enacted by Ordinance No. 1015-2021, relating to filing with and processing by the City of applications for development activities requiring connection to the City's sewer system and amending GFMC 19.04.090 restricting concurrency determinations and sewer connections within the city for a minimum of six months. Councilmember FitzGerald seconded. Motion carried.

B. AB 132-2021 Review & Discussion – SEPA Categorical Increase

Consultant Planner Larsen reviewed the list of proposed changes in detail of the Flexible Thresholds for Categorical Exemptions section of 19.07.010 Environmental review (SEPA) section of the Code.

(3) Flexible Thresholds for Categorical Exemptions. The City establishes the following exempt levels for minor new construction under WAC 197-11-800 (1) based on local conditions:

- (a) ~~For residential dwelling units in WAC 197-11-800(1)(b)(i): Up to four detached single family dwelling units, cumulative. The construction or location of any single-family residential structures of 30 dwelling units or fewer.~~
- (b) ~~For multifamily residential unit in WAC 197-11-800(b)(ii): Up to four multifamily residential units. The construction or location of any multifamily residential structures of less than or equal to 60 dwelling units.~~
- (c) ~~For agricultural structures in WAC 197-11-800(1)(b)(iii): Up to 10,000 square feet, cumulative. The construction of a barn, loafing shed, farm equipment, storage building, produce storage or parking structure, or similar agricultural structure, covering 40,000 square~~

feet or less, and to be used only by the property owner or his or her agent in the conduct of farming the property. This exemption shall not apply to feed lots.

~~(d) For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iv): Up to 4,000 square feet and up to 20 parking spaces, cumulative. This exemption includes stand-alone parking lots. The construction of an office, school, commercial, recreational, service or storage building with 30,000 square feet or less of gross floor area, and with associated parking facilities and/or independent parking facility designed for 90 parking spaces or fewer.~~

~~(e) For landfills and excavations in WAC 197-11-800(1)(c)(v): Up to 500 cumulative cubic yards not associated with exempt projects in subsections (H)(3)(a), (b), (c), and (d) of this section. Any landfill or excavation of 1,000 or fewer cubic yards, not associated with exempt projects in subsections (H)(3)(a), (b), (c), and (d) of this section, throughout the total lifetime of the fill or excavation; and any fill or excavation classified as class I, II or III forest practice under RCW 76.09.050 or regulations thereunder.~~

SEPA Elements and Regulation Matrix




Demonstrates how the City of Granite Falls Meets or exceeds the SEPA Authority by Element of the Environment.

Councilmember Anderson moved the City Council adopt the proposed SEPA Categorical Exemption Increases under GFMC 19.07.010(H) as outlined in Attachment B and direct staff to write an ordinance to codify these amendments. Councilmember FitzGerald seconded. Motion carried.

C. AB 133-2021 Review & Discussion – Development Regulations Code Edits

Consultant Planner Larsen gave a brief overview of all of the proposed/suggested changes as listed in his accompanying staff report including:

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

-  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.
-  Chapter 19.04 – Deleted chapter 19.04 and incorporated into either new Chapter 19.04C or created a new chapter for an individual item.
-  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.

- ✚ Chapter 19.04B – Edits to the modification section to reference the newly created Administrative Modifications section in Chapter 19.04C.
- ✚ 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.
- ✚ Chapter 19.04D – This chapter is the old Title 20.06.
- ✚ Chapter 19.05 – Deleted old 19.05 and moved sections to new 19.04C and the PRD section to Newly updated 19.05.
- ✚ 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 Subdivision allowance by State law.
- ✚ Chapter 19.06 – Proposing to add Food Vendor section. Main question is how long if allowed can a food vendor operate.
- ✚ Chapter 19.06 – Deleted home occupation from this chapter and moved to new Chapter 19.04C.
- ✚ Chapter 19.12 – Created own chapter for Concurrency which was moved from deleted Chapter 19.04.
- ✚ Chapter 19.13 – Created own chapter for Community Facilities District which was moved from deleted Chapter 19.04.
- ✚ Chapter 19.15 – Created own chapter for Land Use Fees which was moved from deleted Chapter 20.10 – since Title 20 has been deleted.
- ✚ Chapters 19.20, 19.21, 19.22, and 19.23 – Four new chapters to address Wireless communication facilities. Granite Falls did not have rules in place previously to address these facilities.
- ✚ 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.
- ✚ 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.

List of changes –

- Food trucks – delete #9
- 19.12.010 – Interim Regulations – Consultant Attorney Graafstra and Consultant Planner Larsen to work together on language and bring back changes to the City Council meeting of November 17, 2021 for review and comment.

8. CURRENT BUSINESS

There were no Current Business items for the Agenda.

9. MAYOR'S COMMENTS

Mayor Hartman had comments regarding the following items:

- Attended Snohomish County Tomorrow meeting last Wednesday where Growth Projections were discussed
- Discussed election turn out and current local race results
- Attended Volunteers of America Grand opening
 - Traffic and new roads in area

10. COUNCIL COMMENTS

Councilmember FitzGerald had the following comments:

- Gave an update on tonight's School Board meeting
 - Success in Education Awards
 - Honored school board members on their honor month and principal appreciation month
- Congratulations to both Steven Glenn & Dave Griggs on winning their elections
- Asked HR Director for a Council salary comparison by end of the year
- City of Enumclaw resolution regarding equal treatment regardless of vaccination status

Councilmember Glenn stated he is starting to work closely with his neighbors on trying to catch the person who is graffitiing his neighborhood entrance "Mr. Hyde". He also received phone calls from constituents regarding the traffic nightmare at the elementary school.

Councilmember Anderson congratulated Tom FitzGerald and Steven Glenn on their election wins. She also congratulated David Griggs and welcomed him to the City Council.

Councilmember Hogan had the following comments:

- Stated she will miss working with Councilmember Anderson
- Getting ready to do the Christmas House shopping with the Fire Department

- Welcomed David Griggs to the City Council
- Congratulated Steven Glenn and Tom FitzGerald on their election wins

11. CITY MANAGER

City Manager Kirk discussed the following items:


- Urban 3 (Affordable Housing Alliance presentation on land values/acre)
- Sales tax revenue breakdown increase from 2018 & 2019 numbers
- Union negotiations update
- Budget updates

12. ADJOURNMENT

Mayor Hartman adjourned the meeting.



City Clerk Darla Reese, MMC



Mayor Matthew Hartman