



GRANITE FALLS

City of Granite Falls
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**CITY OF GRANITE FALLS
PLANNING COMMISSION
DECEMBER 23, 2014
7:00 PM
MEETING AGENDA**

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES:**
 - A. **Meeting Minutes of December 9, 2014**
5. **PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON ACTION ITEMS**
(Speakers must sign up prior to the meeting. Individual comments will be limited to three minutes. Group comments shall be limited to five minutes.)
6. **NEW BUSINESS:**
 - A. **2015 Comprehensive Plan Update - Economic Development Element Draft No. 4 - Review**
 - B. **State of the City Economic Overview Presentation**
7. **CURRENT BUSINESS:**
8. **REPORTS:**
 - a. **Staff Reports**
9. **CORRESPONDENCE:**
10. **ADJOURN:**

If wheelchair access is required, please notify City Hall 48 hours in advance.

Notice-All Proceedings of this meeting are sound recorded.

Meeting Minutes of December 9, 2014



PLANNING COMMISSION

MEETING

DECEMBER 9, 2014

7:00PM

MINUTES

1. CALL TO ORDER:

The meeting of the Granite Falls Planning Commission was called to order at 7:00 p.m. by **Commissioner Cruger**.

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 Chris Marsh – Present
Commissioner Vervia Gabriel – Absent
Commissioner Lynn Martin – Present
Commissioner Scott Morrison – Present

City Staff

City Clerk Darla Reese
City Consultant
Ray Sturtz - Community Planning Services

4. APPROVAL OF MINUTES

A. Meeting Minutes of November 25, 2014

Commissioner Marsh moved to approve the Meeting Minutes of November 25, 2014. Motion seconded by Commissioner Morrison and passed 3-0.

Commissioner Marsh – Aye, Commissioner Martin – Aye, Commissioner Morrison- Aye

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

No one chose to comment during this portion of the meeting.

6. NEW BUSINESS

A. 2015 Comprehensive Plan Update – Housing Element Draft No. 3 Review

Consultant Sturtz reviewed his staff report with the Planning Commission. The information contained in it included all of the proposed changes that were discussed at the November 25, 2014 meeting. This information was incorporated into a new Housing Element – Draft No. 3.

Some further discussion and changes in this Draft No. 3 review included:

Page 20-

- Extremely Low: “...all families whose gross were lower...” change to “...all families whose gross incomes were lower...”

Page 30 –

- H-10 will be changed to H-1.8

Page 2 –

“Therefore, the population for which housing will have to be provided over the next 20 years is expected to be ~~6970~~ approximately 4,500 7,870.”

- Look into changing the verbiage to include incremental housing and state:
 - “The total population of 7,870 is what will need to be housed over the next twenty years.” –or-
 - “The incremental housing we need beyond today is (add number).” –or-
 - “Add a phrase that there will be 4,500? additional new homes.”

Consultant Sturtz reviewed his memorandum of December 9, 2014 which addressed the Planning Commission’s questions that were asked at the November 25, 2014 meeting.

Consultant Sturtz also reviewed an additional memorandum dated December 9, 2014 which talked about Group Homes.

- Assisted Living Vs. Personal Care Home
 - Current code is very limited in the way it addresses group homes
 - There is no definition for group homes or assisted living
 - The current code narrows the scope of a group home to handicap and group care for children
 - Other part of the code that speaks to group homes is in the parking section and uses the term large group homes but also doesn’t define what this is
 - Attachment provided by Consultant Sturtz provides the current industries definition for group homes.
 - The code and comprehensive plan are required to correspond

- Staff to provide some recommendations and alternatives as the Planning Commission has decided it best to follow what is currently in the Housing Element

*When the updated tables and charts are received from the Alliance for Housing Affordability (AHA), the Housing Element will be brought back to the Commission at least one last time for review.

B. 2015 Comprehensive Plan Update – Future Land Use Map Draft No. 2 Review

Attachment A – Figure LU-2 – Granite Falls Comprehensive Plan December 2014 – Draft 2
Future Land Use Map

Consultant Sturtz reviewed the changes to Attachment A. Some of the noticeable changes and discussion topics included:

- The color scheme has been modified to follow more of the standard planning practices colors
- The definition of “Institutional” – public and semi-public facilities that includes; city halls, libraries, substations, retention ponds and in some instances could include churches. This term will be defined in the Land Use Element and the zoning code.
- Removed the shading out of the right-of-ways
- Wide right-of-way north of 100th Street NE (owned by the state). Do we want to put the edge of pavement and show the excess property as residential? This will prevent the state from selling the property then designating what it is used for.
- Do we want to change parks from the solid green color to white with green polka-dots so it would be easier to differentiate between the parks and the open spaces?
- Add to the text box in the left hand corner of the map “ALL LAND USES DESIGNATIONS EXTEND TO THE CENTERLINE.....”
- The church property west of the sewer treatment plant is designated park and it is not park. It is either institutional or another zone designation.
- If the fire department goes to sell their property, they would come to the city and they would (through a planning process) determine what the best use is for the property not the fire district.
- This is why churches are handled as conditional use permits in residential zones. This way if the use ceases for a year, the property reverts back to residential.
- If a church is in located in a residential zone, you can turn it into a residential house
- The future fire department location is currently zoned residential on the map and should be changed to institutional
- The police department location needs to be changed to institutional zone

Attachment B – Figure LU-2 – Granite Falls Comprehensive Plan December 2014 – Draft 2
Future Land Use Map

Consultant Sturtz shows the existing comprehensive plan amendment and multiple changes required:

- The two Miller parcels that are located at the north end of the city that have a curve in them are dual zoned. The arc in the parcels will need to be fixed and zone changed to make all industrial.
- The other prior split designation parcels have been fixed to the way we have discussed
- The Urban Growth Boundary has been changed as recommended by the Snohomish County Planning Commission
- Consultant Sturtz to make sure the definition of “open space” is clear

Attachment C – Figure LU-2 – Granite Falls Comprehensive Plan December 2014 – Draft 2
Future Land Use Map

Consultant Sturtz stated this map is mostly for the park properties.

- For years the park property designated around Lake Gardner was multi-family
- The extension of the Quarry Road is shown on the map as a black dashed line. This portion did not get built and there is some question as to if it ever will be built.
- The Planning Commission agreed that Planning is moving in the right direction on the maps
- The community center property will need to be changed to Institutional?
 - Is this the zone we want it to be? Hopefully by the next meeting Consultant Sturtz will have more information on it.
 - Is this property surplus?
 - Need a policy decision and direction from City Council on this
- The park next to city hall goes out into the public right-of-way
 - Should this right-of-way be vacated?
 - Consultant Sturtz to ask what the city wants to do with this

*Will work on draft #3. In the meantime, Consultant Sturtz asked the Planning Commission to take the maps and continue to look them over for any needed changes.

7. CURRENT BUSINESS (None)

8. REPORTS:

A. Staff Reports

There were no questions on the staff report.

B. Homework Assignments

There were no homework assignments.

9. CORRESPONDENCE:

Commissioner Cruger mentioned he received a request from a gentleman whose grandfather was named Orlie Gardner (Uncle Orlie) and he is the gentleman that created Gardner Lake in 1959.

Consultant Sturtz mentioned that Low Impact Development standards for storm water is coming down the pipe as a mandated requirement by the Washington State Department of Ecology. The regulations will start being drafted after the comprehensive plan update is completed and will be a 2016 annual docket item.

Commissioner Cruger asked about the status of the LID grant request was submitted.

City Clerk Reese replied that it had.

Commissioner Morrison stated that the City did a good job with Winterfest on Saturday.

Commissioner Cruger added that the city crew did a great job with decorating the poles.

City Clerk Reese mentioned that some of the pole decorations were done by Austin.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.

**2015 Comprehensive Plan Update - Economic
Development Element Draft No. 4 - Review**

Community Planning Services Report

To: Planning Commission

From: Ray Sturtz, Community Planning Services

Subject: 2015 Comprehensive Plan Update –Economic Development Element Draft No. 4 - Review

For Meeting of: December 23, 2014

ISSUE: Shall the Planning Commission continue to review and discuss proposed amendments to the Comprehensive Plan Economic Development Element?

POLICY: Pursuant to RCW 36.70A.130, on or before June 30, 2015, all King, Pierce and Snohomish Counties and the cities within those counties are to review and, if needed, revise their comprehensive plans and development regulations to assure compliance with the Growth Management Act (RCW 36.70A).

BACKGROUND/DISCUSSION: As part of the Growth Management Act mandated Comprehensive Plan Update, the Planning Commission has reviewed and updated the Comprehensive Plan 20-year Vision Statement and the goals & policies in each Comprehensive Plan Element.

The Planning Commission has also reviewed and identified needed updates to current Elements of the Comprehensive Plan as well as to each chapter of development regulations. In response, the Staff/Consultant Team is currently conducting the necessary research and drafting amendments for the Planning Commission's consideration.

Last year, the Planning Commission met in joint session with the Parks & Recreation Commission to review the final draft of the Parks, Recreation & Open Space (PRO) Element, a new Comprehensive Plan Element, along with proposed regulations for park, open space and institutional uses. The PRO Element will be a new Comprehensive Plan element. The Planning Commission is recommending this new element be included in the updated Comprehensive Plan.

Earlier this year, the Planning Commission reviewed and discussed possible land use alternatives that could result in amendments to the Comprehensive Plan Future Land Use Map and Zoning Map. Due to limited budget and staff resources, the Planning Commission favored delaying further consideration of any land use alternatives until after the 2015 Comprehensive Plan Update was completed in mid-2015. The Planning Commission was also briefed on the proposal to expand the UGA on the east side of the city. The Planning Commission concurred with the City Council that the proposal would require a significant amount of analysis and studies, including the possibility of an environmental impact statement, and considered it beyond the scope of the 2015 Comprehensive Plan Update Program.

On September 9, 2014, the Planning Commission approved the proposed amendments to the Natural Features and Siting of Essential Public Facilities Elements. These Elements will now proceed through the environmental review process before being forwarded to state agencies for their review and comments.

On September 10, 2014, the Planning Commission met in joint session with the City Council to review the status of the 2015 Comprehensive Plan Program and specifically the proposed amendments to all the Comprehensive Plan goals and policies. No additional amendments to the goals and policies were proposed at the joint session.

At the August 26 and October 14, 2014 Planning Commission meetings, the draft of the Transportation Element prepared by the City Engineer was reviewed and several amendments were made by the Planning Commission. Text and tables were updated and reference to the Growth Management Act requirements for transportation elements was added. The Planning Commission had several questions for the City Staff/Consultant Team to research. This research was presented at the November 10, 2014 Planning Commission meeting at which time the Planning Commission concluded the review of the Transportation Element.

At the October 14th meeting, a draft copy of the Non-motorized Transportation Plan Map and the Comprehensive Plan Future Land Use Map were distributed and briefly discussed. On October 28th, the Planning Commission concluded its review of the Non-motorized Transportation Plan Map and proposed several amendments for the Future land Use Map. Those amendments were provided for in Future Land Use Map Draft No. 3 reviewed by the Planning Commission on December 9, 2014 at which time additional amendments were identified. It is anticipated that Draft No. 4 of the map will be ready for review in late January or early February, 2015 following the transfer of Quarry Road to the Washington State Department of Transportation and SR-92 (from Quarry Road to Granite Avenue) to the city.

Draft No. 3 of the Housing Element was also reviewed at the December 9, 2014 Planning Commission meeting. The responses to the Planning Commission earlier questions concerning information from the city's Affordable Housing Profile were discussed and it was determined that updated data and charts recommended by the Alliance for Affordable Housing (AHA) staff should be included in the next Housing Element draft. AHA staff indicated those updates should be ready in time for the Planning Commission's first meeting in January.

ANALYSIS: A working draft (Draft No. 4) of the Economic Development Element is provided in Attachment A. On February 26 and March 26, 2013, the Planning Commission reviewed and identified updates needed for this element of the Comprehensive Plan. Proposed additions identified on February 26th are shown as single underlined text and the proposed additions identified at the March 26th Planning Commission meeting are shown as double underlined text in Attachment A. Proposed deletions are indicated with strikethrough text. At the April 9, 2013 Planning Commission meeting it was determined that additional research and/or analysis was needed. That research and analysis has been completed and is reflected in the changes shown in red text in Attachment A. Those changes include:

- Table ED-1 *Granite Falls Population Growth* on page 5 of Attachment A has been updated with data provided by the Washington State Office of Financial Management (OFM). The 2015 population estimate is not available at this time, but may be available in April next year prior to the June deadline for submitting the updated Comprehensive Plan to the state.
- To further define the Snohomish County Tomorrow (STC) "small city" category, the other Snohomish County cities that are included in this category are identified on page 6 of Attachment A.
- Table ED-3 *Granite Falls Median Household Income* on page 7 of Attachment A has been updated with the most current information available from the US Census Bureau, 2012 American Community Survey.
- On page 7, Attachment A, the *Industrial Real Estate Market Conditions* section was deleted because the information is out of date and there is a lack of information on the subject since the economic downturn resulting in no creditable sale of industrial land in recent years (there was one distressed sale at less than \$0.80 per square foot). As Attachment C shows, industrial land

prices vary widely from one part of Snohomish County to another. In discussing the issue with commercial real estate brokers it became clear that not only location is key, but when it came to industrial land, the availability of utilities is a major factor effecting price. Besides the power, water and sanitary sewer service, access to stormwater infrastructure is becoming an important factor because of the changes in stormwater regulations that will be issued by the Department of Ecology by 2016.

- The *Retail Sales Activity* section on page 7 of Attachment A has been updated with information from the Washington State Department of Revenue. Note the state per capita data will be included once staff receives a response from the Department of Revenue.
- Table ED-4 *Granite Falls Taxable Retail Sales* on page 8 of Attachment A has been updated with information from the Washington State Department of Revenue, 2013 Quarterly Business Review.
- On page 9 of Attachment A, information from a recent land use survey (see Attachment B) of the city's industrial zoned land was included to provide an idea of one of the key development conditions (availability of industrial land) necessary for industrial development.
- A couple of the bullet statements under *Strengths* on page 9 of Attachment A were re-worded for readability purposes.

ALTERNATIVES:

1. Review and discuss the Economic Development Element Draft No. 4 and direct the Staff/Consultant Team to make changes for the Planning Commission consideration at a future meeting.
2. Review and discuss the Economic Development Element Draft No. 4 at another time.

RECOMMENDED ACTION: Review and discuss the Economic Development Element Draft No. 4 and direct the Staff/Consultant Team to make changes for the Planning Commission consideration at a future meeting.

ATTACHMENTS:

- A. Comprehensive Plan Economic Development Element Draft No. 4
- B. City of Granite Falls Industrial Land Use Survey, December 2014
- C. Industrial & Commercial Land Sales in Snohomish County Jan. 1, 2013 until Dec. 18, 2014.

Industrial Land Sales in Snohomish County:		Jan 1, 2013 to Dec. 18th, 2014			
Submarket Name	Land Area AC	Sale Price	Price Per AC Land	Price Per SF	Sale Date
N Snohomish County	19.31	\$15,482,377.00	\$801,780.27	\$18.41	5/31/2013
S Everett/Harbor Point	35.74	\$4,250,000.00	\$118,910.39	\$2.73	4/18/2014
Mill Creek/Woodinville	16.18	\$3,600,000.00	\$222,496.91	\$5.11	12/2/2013
N Snohomish County	16.24	\$2,700,000.00	\$166,256.16	\$3.82	9/27/2013
S Everett/Harbor Point	1.58	\$1,237,500.00	\$785,215.74	\$18.03	11/4/2014
N Snohomish County	13.26	\$1,200,000.00	\$90,518.22	\$2.08	1/7/2014
N Snohomish County	3.83	\$1,005,000.00	\$262,402.09	\$6.02	8/26/2013
Mill Creek/Woodinville	1.97	\$880,000.00	\$446,700.51	\$10.25	7/3/2014
Edmonds/Lynnwood	0.58	\$821,113.00	\$1,415,712.07	\$32.50	11/14/2014
N Snohomish County	7.90	\$425,000.00	\$53,797.47	\$1.24	11/14/2013
S Everett/Harbor Point	0.91	\$396,500.00	\$435,714.29	\$10.00	3/15/2013
N Snohomish County	5.00	\$275,000.00	\$55,000.00	\$1.26	12/2/2014
S Everett/Harbor Point	1.26	\$67,000.00	\$53,174.60	\$1.22	12/5/2013
S Everett/Harbor Point	0.56	\$47,000.00	\$83,928.57	\$1.93	12/15/2013
				\$8.19	Average
Commercial Land Sales in Snohomish County:		Jan 1, 2013 to Dec. 18th, 2014			
Submarket Name	Land Area AC	Sale Price	Price Per AC Land	Price Per SF	Sale Date
S Snohomish County	24.45	\$7,500,000.00	\$306,748.47	\$7.04	9/6/2013
N Snohomish County	9.42	\$6,790,000.00	\$720,806.79	\$16.55	11/18/2013
S Everett/Harbor Point	98.60	\$5,400,000.00	\$54,766.73	\$1.26	2/10/2014
N Snohomish County	9.47	\$5,129,000.00	\$541,605.07	\$12.43	11/14/2013
S Everett/Harbor Point	6.86	\$3,700,000.00	\$539,358.60	\$12.38	7/16/2014

Bothell/Kenmore	4.87	\$3,625,000.00	\$744,353.18	\$17.09	7/21/2014
Edmonds/Lynnwood	3.76	\$3,470,000.00	\$922,872.34	\$21.19	2/28/2014
S Everett/Harbor Point	2.34	\$2,700,000.00	\$1,153,846.15	\$26.49	10/15/2014
Edmonds/Lynnwood	0.59	\$2,272,096.00	\$3,840,595.00	\$88.17	9/13/2013
Edmonds/Lynnwood	3.26	\$2,272,096.00	\$696,961.96	\$16.00	9/3/2013
Mill Creek/Woodinville	3.29	\$1,980,000.00	\$602,556.30	\$13.83	5/22/2014
Mill Creek/Woodinville	3.16	\$1,950,000.00	\$617,088.61	\$14.17	8/29/2014
Bothell/Kenmore	1.40	\$1,900,000.00	\$1,357,142.86	\$31.16	8/29/2014
S Everett/Harbor Point	2.41	\$1,900,000.00	\$788,381.74	\$18.10	12/23/2013
N Snohomish County	28.82	\$1,700,000.00	\$58,986.81	\$1.35	8/21/2013
N Snohomish County	8.60	\$1,550,000.00	\$180,232.56	\$4.14	10/1/2013
S Everett/Harbor Point	5.07	\$1,520,000.00	\$299,802.76	\$6.88	3/22/2013
Mill Creek/Woodinville	1.19	\$1,500,000.00	\$1,260,504.20	\$28.94	7/17/2013
N Snohomish County	18.23	\$1,500,000.00	\$82,281.95	\$1.89	1/13/2014
S Snohomish County	6.44	\$1,450,000.00	\$225,291.71	\$5.17	4/30/2013
S Everett/Harbor Point	15.00	\$1,450,000.00	\$96,660.22	\$2.22	7/19/2013
Everett CBD	0.55	\$1,250,000.00	\$2,272,727.27	\$52.17	2/24/2014
S Everett/Harbor Point	8.21	\$1,200,000.00	\$146,163.22	\$3.36	8/12/2014
S Everett/Harbor Point	2.70	\$1,075,000.00	\$398,148.15	\$9.14	1/30/2013
N Snohomish County	3.01	\$853,000.00	\$283,313.41	\$6.50	10/2/2013
S Everett/Harbor Point	2.34	\$825,000.00	\$352,564.10	\$8.09	8/29/2014
Edmonds/Lynnwood	0.59	\$771,000.00	\$1,306,779.66	\$30.00	11/14/2014
S Everett/Harbor Point	2.72	\$660,000.00	\$242,932.86	\$5.58	7/8/2013
N Snohomish County	10.89	\$655,000.00	\$60,146.92	\$1.38	2/28/2014
N Snohomish County	1.87	\$620,000.00	\$331,550.80	\$7.61	5/15/2013
Edmonds/Lynnwood	0.57	\$550,000.00	\$958,188.15	\$22.00	11/17/2014
Edmonds/Lynnwood	0.52	\$550,000.00	\$1,057,692.31	\$24.28	11/17/2014
Edmonds/Lynnwood	0.77	\$489,000.00	\$635,064.94	\$14.58	9/20/2013
Mill Creek/Woodinville	0.69	\$480,000.00	\$695,652.17	\$15.97	3/29/2013
Bothell/Kenmore	0.86	\$475,000.00	\$552,325.58	\$12.68	3/20/2013
Bothell/Kenmore	2.41	\$400,000.00	\$165,975.10	\$3.81	2/18/2014
Mill Creek/Woodinville	3.48	\$399,126.00	\$114,691.38	\$2.63	9/6/2013
Edmonds/Lynnwood	0.46	\$345,000.00	\$750,000.00	\$17.22	1/14/2013

State of the City Economic Overview Presentation

Staff Reports

City Clerk Staff Report December 23, 2014

Business Licenses

Outside City –

Bestworth – Rommel, Inc.

19818-74th Avenue NE

Arlington, WA 98223

Manufacture & installation of service station canopies, kiosks & buildings .040183 manufacture & install corporate imaging and gas station canopies

E3 Diagnostics, Inc.

17528 W. Main Street

Monroe, WA 98272

Retail, service, sales and repairs of audiology equipment

South County Plumbing, Inc.

18609-76th Ave. W., Suite E-F

Lynnwood, WA 98037

Residential & commercial plumbing, new const. remodel svc 8/11 remodel of plumbing system