

**CITY OF GRANITE FALLS
ORDINANCE NO. 1079-2026**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANITE FALLS, WASHINGTON, AMENDING CHAPTER 21.04 GRANITE FALLS MUNICIPAL CODE; AMENDING SECTION 21.06.070 GRANITE FALLS MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Granite Falls is desirous of maintaining its Municipal Code such that it provides increased transparency and accountability for its residents, businesses owners, and members of the construction industry doing business within its jurisdictional boundaries; and

WHEREAS, consistent with RCW 36.70A.130(1)(a), the City of Granite Falls has taken legislative action to review, and if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of Chapter 36.70A RCW within the deadlines in subsections (4) and (5) of section .130.

WHEREAS, the City Council finds that periodic amendments to Title 21 are necessary to ensure clarity, internal consistency, legal compliance, and effective administration of GFMC Title 21 Impact Fees; and

WHEREAS, the proposed Title 21 amendments are intended to clarify impact fees as they relate to accessory dwelling units and to administrative provisions to better reflect current planning practices, state law, and local policy objectives; and

WHEREAS, the City has reviewed the proposed amendments for consistency with the Granite Falls Comprehensive Plan and applicable state law, and finds that the amendments are consistent with and further the goals and policies of the Comprehensive Plan; and

WHEREAS, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments set forth in this ordinance; and

WHEREAS, public notice in accordance with state law and Granite Falls Municipal Code was provided for all public hearings, notifying the general public of their opportunity to provide public input concerning the proposed amendments, and public testimony and written comments were considered; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments at its June 9, 2026 meeting. Two members of the public were present but did not provide testimony; and

WHEREAS, the Planning Commission made a recommendation to City Council to accept the proposed amendments as prepared by staff; and

WHEREAS, the City Council has considered the staff report, Planning Commission recommendation, public testimony, and the entire record before it; and

WHEREAS, the City Council has determined updating the City's impact fee schedule for accessory dwelling units is necessary to maintain consistency with state law, consistency with the City's Comprehensive Plan, reduce barriers to housing production, and promote the development of additional housing choices within the City of Granite Falls;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANITE FALLS DO ORDAIN AS FOLLOWS:

Section 1. Findings. The above recitals are hereby adopted by reference as legislative findings in support of this ordinance.

Section 2. Amendments of Title 21 GFMC. Title 21 of the Granite Falls Municipal Code is hereby amended as shown in the additions and strike outs as shown in Attachment A.

Section 3. Effective Date of Adoption. The Code Amendments adopted by this ordinance shall become effective five days following publication of this Ordinance.

Section 4. Severability. If any section, sentence, clause, or phrase of this Ordinance should be held to be 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 Ordinance.

PASSED this 15th day of July, 2026, and signed in authentication of its passage this 15th day of July, 2026.



Matthew Hartman, Mayor

Attest:



Darla Wilkins, MMC
City Clerk



Thom Graafstra, City Attorney
Emily Guildner, City Attorney

Date of Publication: July 18, 2026
Effective Date: July 23, 2026



21.04.020 Definitions.

“Development activity” means any residential construction or expansion of a building, structure or use of land, or any other change in use of building, structure, or land that creates additional demand and need for school facilities, but excluding building permits for ~~attached or detached accessory apartments, and~~ remodeling or renovation ~~permits~~ which do not result in additional dwelling units.

21.04.110 School impact fees and administrative fees.

(A) The school impact fees set forth in Appendix A, attached to the ordinance codified in this chapter, are generated from the formula for calculating impact fees set forth in District No. 332’s capital facilities plan. Except as otherwise provided in this chapter, all land use and building permits issued by the city will be charged the school impact fee in Appendix A.

(B) ~~The city’s costs of administering the impact fee program shall be paid by the applicant to the city as part of the development application fee. Said fee shall be as set forth in most current fee resolution and shall be an amount that approximates, as nearly as possible, the actual administrative costs of administering the school impact fee program. The city’s cost of administering the impact fee program shall be \$15.00 per dwelling unit and shall be paid by the applicant to the city as part of the development application fee.~~

[Ord. 907 § 1 (Att. A), 2016; Ord. 639 § 11, 2001; Ord. 599 § 11, 1998.]

21.06.020 Applicability.

(A) The requirements of this chapter shall apply to all development regulated by the GFMC unless otherwise exempted.

(B) Mitigation of impacts on parks located in jurisdictions outside the city will be required when:

(1) The other affected jurisdiction has reviewed the development's impact(s) under its adopted impact fee regulations and has recommended to the city that there be a requirement to mitigate the impact; and

(2) There is an interlocal agreement between the city and the affected jurisdiction specifically addressing impact analysis and mitigation.

(C) The following are exempted from impact fees:

(1) Alteration, expansion, reconstruction, or replacement of existing single-family or multifamily dwelling units that does not result in additional dwelling units.

~~(2) Accessory dwelling units.~~

~~(3)~~ Development which has impact mitigation provided through environmental review under the State Environmental Policy Act.

~~(4)~~ Development for which park impacts have been mitigated by the payment of, or promise or obligation to pay, fees, dedicate land, or construct or improve park facilities as part of a permit approval process granted prior to the effective date of the ordinance codified in this chapter unless the terms of the agreement expressly provide otherwise. [Ord. 1069, 2025; Ord. 907 § 1 (Att. A), 2016.]

21.06.070 Calculation of impact fees.

(A) Park impact fees are based on the level of service standards for parks and recreation facilities established in the comprehensive plan.

(1) It is the city's intent to maintain the ratio of park land to population established in the comprehensive plan land use element. Dedication of land and facilities for public parks and recreation facilities is the preferred method for mitigating impacts on such facilities caused by the development of new households.

(2) When creation of a new household (in the form of a subdivision, short plat, planned residential development (PRD), manufactured housing park, or residential building permit on a lot for which a parks impact fee has not been collected) is proposed, the city shall require dedication of land necessary to meet the park land to population ratio level of service standards for parks and recreation facilities. In the event that land dedication is determined by the city to be unfeasible, a mitigation fee in accordance with Table 2 shall be assessed. The amount of land to be dedicated for each dwelling unit shall be as shown in Table 1.

Table 1

Parks Land Dedication Formula

Park land area per household: $2 \times 43,560/400 = 220$ square feet/HH (rounded)
Given the following variables:
a) Comprehensive plan park land to population ratio = two acres per 1,000
b) Average household size = 2.6 persons per household
c) Households per 1,000 = $1,000/2.6 = 385$

(B) The fee value of land to be dedicated may be determined by either of the following methods:

(1) The applicant may provide a fair market appraisal of the improved property value. The appraisal shall be prepared by a member of the Appraisal Institute (MAI).

(2) The city may calculate the average improved land value using Snohomish County assessor's data for all new dwelling units constructed in the previous calendar year.

(C) Park impact fee (PIF) assessments in lieu of land dedication shall be collected based on Table 2 and specified by city council resolution.

Table 2

Parks Impact Fee Formula

Given the following variables:	
A	Adjustment in accordance with RCW <u>82.02.050</u> and <u>82.02.060</u> to provide a balance between impact fees and other sources of public funds to meet park and recreation facilities capital facility's needs. This adjustment is 50 percent, so that $A = 0.5$.
HS	Average household size of 2.6 persons.
PLOS	Adopted park land level of service standard of two acres per 1,000 population.
PLR	Proportionate land requirement per new household (0.0052) acre calculated as $PLOS \div 1,000 \times HS$.
PV	Park land value of \$10,000 per acre and park improvement value of \$70,000 per acre.
TLOS	Adopted trails level of service standard of one mile per 1,000 population.
TV	Trails land and improvement value of \$30,000 per mile.
PTR	Proportionate trail requirement per new household (0.0026) calculated as $TLOS \div 1,000 \times HS$.

Therefore: $PIF = A \times [(PLR \times PV) + (PTR \times TV)]$

$PIF = 0.5 \times [0.0052 \times \$80,000 + 0.0026 \times \$30,000] = \247.00 per new household

Fees for accessory dwelling units shall not exceed 50% of the established new household amount.

(unless amended by city council resolution¹)

¹ City council fee resolution No. 2015-02 sets the current park impact fee at \$230.00 per new household.

[Ord. 1069, 2025; Ord. 907 § 1 (Att. A), 2016.]