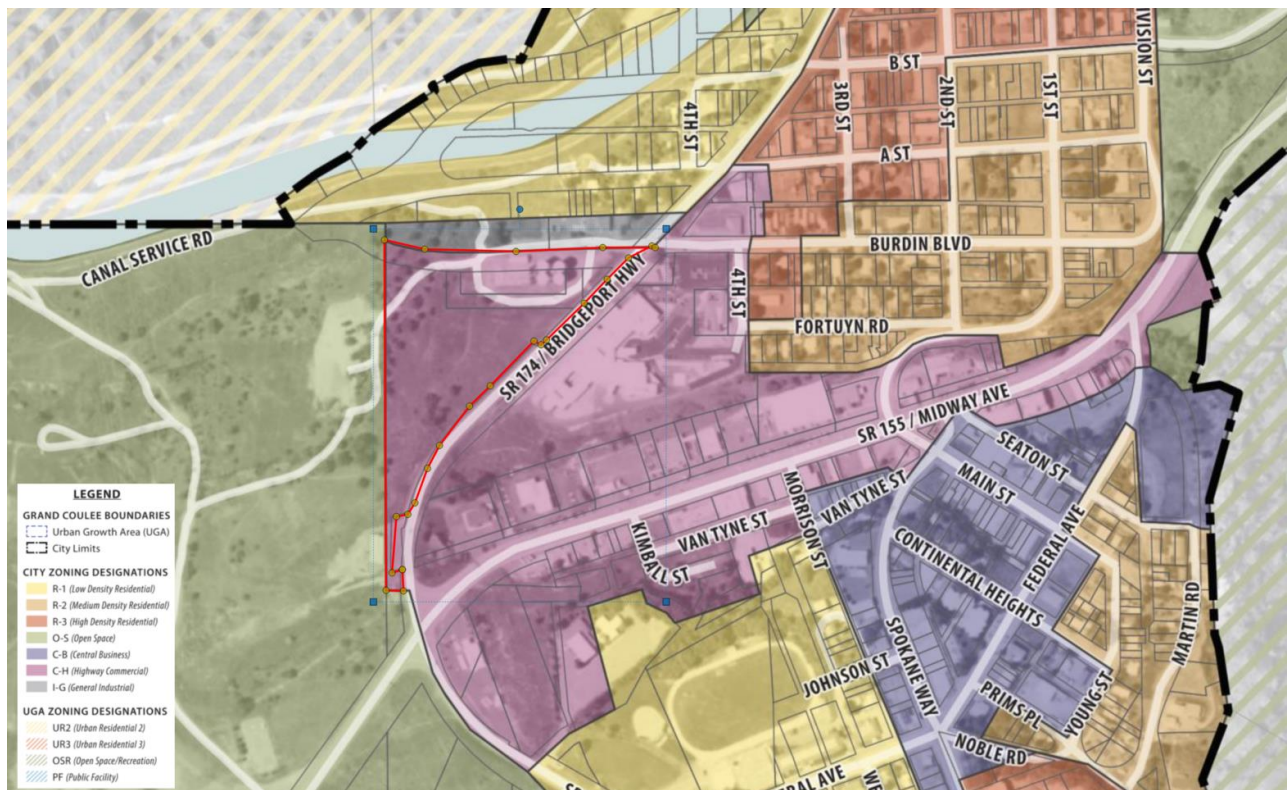


Coulee Community Hospital – Housing Request

Coulee Community Hospital has engaged City of Grand Coulee because they are seeking to develop per diem staff housing across from the hospital. The proposed housing site in question is two parcels 01-1453- 000 and 01-1453-000.

- **Parcel #1:01-1453-000**
Size: 29,000 square feet. – 0.66acres
Current Zoning: C-H (Highway Commercial)
Current Future Land Use Designation: C-H
- **Parcel #2:01-1458-0007**
Size: 30,945 square feet. – 0.71acres
Current Zoning: C-H (Highway Commercial)
Current Future Land Use Designation: C-H
- **Parcel #2:01-1141-0000**
Size: 8.48acres
Current Zoning: C-H (Highway Commercial)
Current Future Land Use Designation: C-H



The current zoning designation and future land use designation do not allow for residential uses in compliance with GCMC Title 17 and the Grand Coulee Comprehensive Plan.

There are two courses of action that can be taken that could make the proposed development permissible. These options are outlined below:

Option 1 – Municipal Code Amendment

Description: An amendment of the city code could be processed to allow for certain types of housing in the C-H zone. This amendment could specify housing related to “essential public services” or “work related housing” and include use specific standards. At minimum this would require an update to title 17 to include the change. It is recommended that if a code amendment is the desired route, that the use require a Conditional Use Permit.

It is important to keep in mind that amendment to the code would mean that it applies to all C-H zoned parcels, therefore thoughtful writing would need to be utilized to ensure that it does not allow for development that isn’t aligned with the city’s comprehensive plan..

Requirements:

- Code Amendment Application
- Public Hearing
- Council Approval
- 60-Day Department of Commerce Review

Timeline: 3-6 months.

Option 2 – Comprehensive Plan Amendment & Rezone

Description: Both the zoning and future land use designation are Highway Commercial (C-H). This that if current development code stays the same, the only route for approval would be processing both a comprehensive plan amendment and subsequent rezone.

All adjacent property has a future land use designation that does not align with commercial/industrial development, therefore this outright amending the future land use designation to residential would result in spot zoning.

The only future land use designation change that would allow for a residential rezone would be to amend the comprehensive plan to make these parcels a “transitional node”. Transitional node designations allow for flexibility in zoning and are only appropriate in special circumstances.

Once a comprehensive plan amendment is fulfilled to change this designation, then a rezone to an appropriate residential zone can be processed.

Requirements:

- Comprehensive Plan Amendment Application

- Comprehensive Plan Amendment Docketing
- Public Hearing
- Council Approval
- 1st 60-Day Department of Commerce Review
- Adoption of Comprehensive Plan Amendment
- Rezone Application
- Public Hearing
- Council Approval
- 2nd 60-Day Department of Commerce Review

Timeline: 6 months- 18 months