

City of Grand Coulee Planning Agency

October 09, 2024, at 5:30 PM

Regular Board Meeting at City of Grand Coulee Council Chambers AGENDA

1. CALL TO ORDER:

- 1.1 Roll Call.
- 1.2 Pledge of Allegiance.

2. Public Comment:

- 3. Consent Agenda:** All matters listed within the Consent Agenda are distributed to each member of the Planning Commission for reading and study; considered routine; and approval enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item is removed from the Consent Agenda and placed on the Regular Agenda by request of a Commission member.

- 3.1 Motion to approve Commission Meeting Minutes of June 12, 2024.

4. Unfinished Business:

- 4.1 Coulee Medical Center Housing Discussion

5. New Business:

- 5.1 Approve Municipal Code Update Recommendation

6. ADJOURNMENT:

The Agency may add New Business on other items not listed on this agenda.

MINUTES

1. CALL TO ORDER:

Chairman Carrier called the meeting to order at approximately at 5:35 p.m.

1.1 Roll Call:

The following were:

Present: Chairman Gary Carrier, Member Ruth Dalton, Member Chuck Crowe, Member James O'Hara

Also Present: Chantel Crowe, Clerk, Ranata Rollins, The Star Newspaper

1.2 Pledge of Allegiance.

2. Public Comment: No public comment.

3. Consent Agenda: Chuck Crowe motioned to approve the meeting minutes from the July 12, 2024 meeting, Gary Carriere seconded, approved.

3.1 Approve Planning Agency Meeting Minutes of June 12, 2024.

4. Unfinished Business: Coulee Medical Center Housing Discussion

4.1 Agency discussed conditional use permit for residential in the Commercial Highway Zone allows the City the most options for allowances and limitations. Also, discussion noted, use update will allow for residential in all Commercial Highway Zones but the City will require an application and each use will be reviewed and approved or denied.

Noted was when/if Coulee Medical Center applies for a Conditional Use Permit it will be reviewed by all appropriate departments (fire, public works, etc.)

5. New Business:

6. Adjournment:

6.1 As there was no objection, the chair adjourned the meeting at approximately 6:27 p.m.

Chairman Gary Carrier

Chantel Crowe, Deputy Clerk

City of Grand Coulee Planning Agency

Municipal Code Update Recommendation

**CITY COUNCIL
MEETING DATE:**

Wednesday, October 15, 2024

SUBJECT:

Municipal Code update for Residential to include Conditional Use Permit in Commercial Highway Zone

SUMMARY

Coulee Medical Center has engaged City of Grand Coulee (City) because they are seeking to develop per diem staff housing on their existing land across SR 155 (approx. 9.8 acres) on their existing parcels. The property is currently zoned Commercial Highway and if the City were to allow this there are two options. Option one is to do a municipal code amendment and option two is a comprehensive plan amendment & rezone (see attached SCJ Alliance report). In consideration of the time frames and the limitations of a conditional use permit the City Planning Agency is recommending to the City Council to move forward with option one.

Coulee Medical Center has recently submitted an application to demo the existing grain bins and the City has approved the application. They have started the demo process now.

PROJECT INFORMATION

Property Owner: Coulee Medical Center

Parcel #: 011453000, 011458007, 011410000

Zoning: Commercial Highway

Size of Parcel: Approximately 9.8 acres

Surrounding Land Use:

Location	Use	Zone
Site	Parking	C-H (Highway Commercial)
Surrounding	Industrial	I-G (General Industrial)
Surrounding	Open Space	O-S (Open Space)

Staff Recommended Action:

1.) Direct the City to apply to amend Title 17 in the Municipal Code to allow certain types of housing in the Commercial Highway Zone with a Conditional Use Permit.

Alternatives:

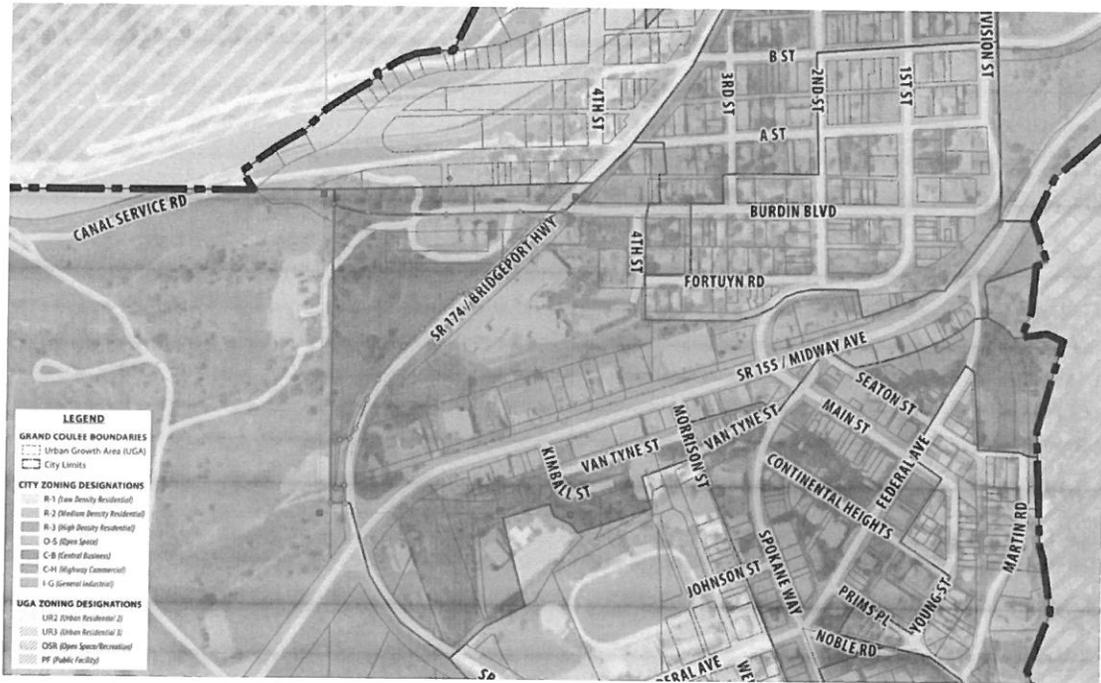
1.) Direct the City to process a comprehensive plan amendment and subsequent rezone.
2.) Decline to amend either the comprehensive plan or zoning.

ATTACHMENTS

Grant County Mapsifter Parcel Map



City of Grand Coulee Zoning Map



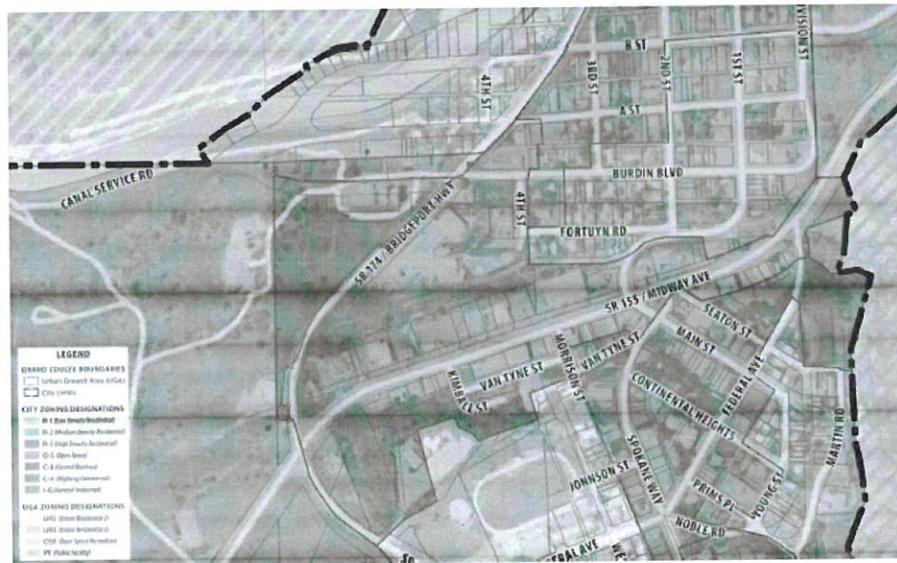
City of Grand Coulee Planning Consultant Report



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

Coulee Medical Center Email to the City Regarding Funding for Tiny Homes

From: Kelly Hughes <hugheskj@cmccares.org>
Sent: Friday, September 27, 2024 9:13 AM
To: Lorna Pearce <clerkgc@gccitywa.org>
Subject: RE: [External] Policy for Requesting Police Assistance

CAUTION: External Email

Hi Lorna,
I believe Congress will solidify the appropriations in December. Hopefully, we will hear before yearend. Regardless if we get the earmarked federal funding, I think we would contemplate developing the property and putting in the housing in a phased approach as funding allow. We haven't talked about it yet, but we have to do something before St Rita's is uninhabitable. We are having the grain bins removed over the next few weeks and the property will be cleaned up and leveled.

1

What would be our next steps in getting the property rezoned? Would it help to have an architectural rendering of what it would look like? I hate to spend money on that, but will do whatever is necessary. From what I gather, there is some opposition to us moving forward with this project? I just can't understand why someone would be against developing that ugly lot into a useable space to house the medical staff that take care of our community in their time of need. People can see by the beautiful hospital and grounds that we have a proven track record of taking care of our facilities and grounds.

Thank you for contacting me. Happy Friday! Kelly

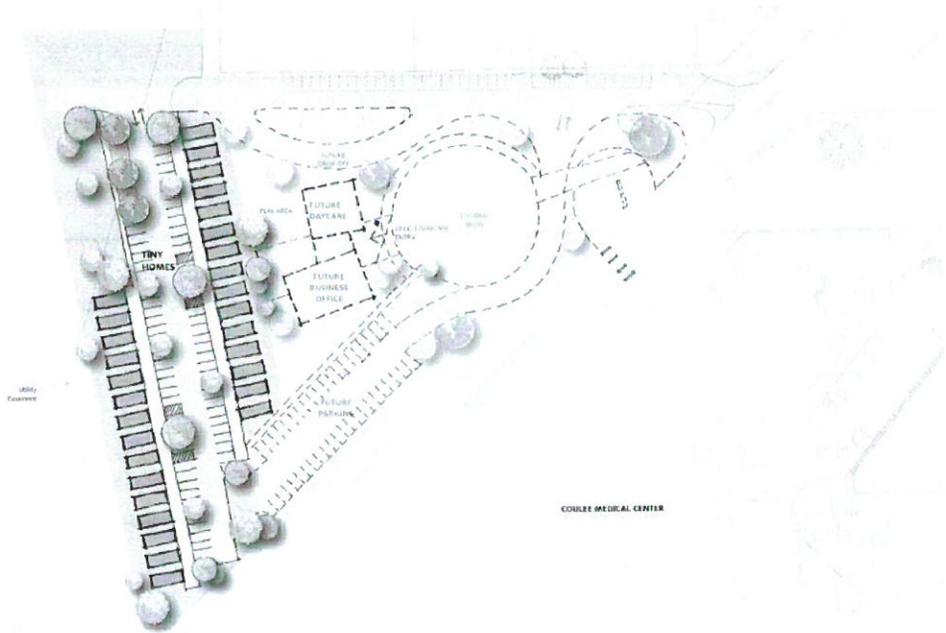
Kelly Hughes

Chief Executive Officer
Coulee Medical Center
411 Fortuyn Road
Grand Coulee, WA 99133

Office: 509-633-6360
Cell: 509-449-3911

hugheskj@cmccares.org

Coulee Medical Center Conceptual Site Plan - Tiny Homes



Conceptual Site Plan - Tiny Homes
Coulee Medical Center

02/28/2024

1"=60'-0"



City of Grand Coulee Planning Agency Meeting Minutes

City of Grand Coulee
Planning Commission
May 15, 2024

MINUTES

1. CALL TO ORDER:

Chairman Carrier called the meeting to order at approximately at 5:35.

1.1 ROLL CALL:

The following were:

Present: Chairman Gary Carrier, Member Ruth Dalton, Member Chuck Crowe

Absent: James O'Hara

Also Present: Chantel Crowe, Clerk, Kelly Hughes, Coulee Medical Center, Ramona Hicks, Coulee Medical Center, Ranata Rollins, The Star Newspaper

1.2 Pledge of Allegiance

2. Public Comment: No public comment.

3. CALL TO ORDER:

Chairman Carrier called the meeting to order at approximately at 5:35 p.m.

3.1 Coulee Community Hospital Housing Discussion: Ms. Hicks made the Commission aware the hospital is now Coulee Medical Center rather than Coulee Community Hospital. Ms. Hicks let the Commission know the medical center was looking to create housing for their non-resident staff. They currently rent housing and motels in Grand Coulee and Coulee Dam for approximately 20 non-residents. Development of 30 tiny homes (approximately 357 square feet each) on 8.5 acres owned by the medical center across the highway was discussed. The medical center provided a conceptual site plan with the potential placement of the tiny homes and future parking, daycare, and business office.

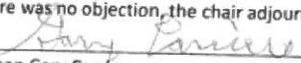
The Commission raised several concerns such as water conservation, landscaping, infrastructure, maintenance, and view shed. The Planning Commission discussed, with the Coulee Medical Center attending staff, possible mitigation efforts.

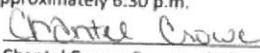
The Coulee Medical Center staff let the Commission know the funding for this has not been approved at this time. However, they are looking at possible funding approval by June 2024. Once funding is approved this will be brought back before the Commission for further discussion and review.

3.2 Shane O'Connell Boundary Line Application: O'Connell lot consolidation (boundary line adjustment) appears to meet the intent of the Grand Coulee Municipal Code and recommends the City Clerk to send letter to Grant County Assessor approving the elimination of interior lot lines.

ADJOURNMENT

As there was no objection, the chair adjourned the meeting at approximately 6:30 p.m.


Chairman Gary Carrier


Chantel Crowe, Deputy Clerk

City of Grand Coulee, Washington
Planning Commission Meeting
May 15, 2024

MINUTES

1. CALL TO ORDER:

Chairman Carrier called the meeting to order at approximately at 5:35 p.m.

1.1 Roll Call:

The following were:

Present: Chairman Gary Carrier, Member Ruth Dalton, Member Chuck Crowe, Member James O'Hara

Also Present: Chantel Crowe, Clerk, Ranata Rollins, The Star Newspaper

1.2 Pledge of Allegiance.

2. Public Comment: No public comment.

3. Consent Agenda: Chuck Crowe motioned to approve the meeting minutes from the July 12, 2024 meeting, Gary Carriere seconded, approved.

3.1 Approve Planning Agency Meeting Minutes of June 12, 2024.

4. Unfinished Business: Coulee Medical Center Housing Discussion

4.1 Agency discussed conditional use permit for residential in the Commercial Highway Zone allows the City the most options for allowances and limitations. Also, discussion noted, use update will allow for residential in all Commercial Highway Zones but the City will require an application and each use will be reviewed and approved or denied.

Noted was when/if Coulee Medical Center applies for a Conditional Use Permit it will be reviewed by all appropriate departments (fire, public works, etc.)

5. New Business:

6. Adjournment:

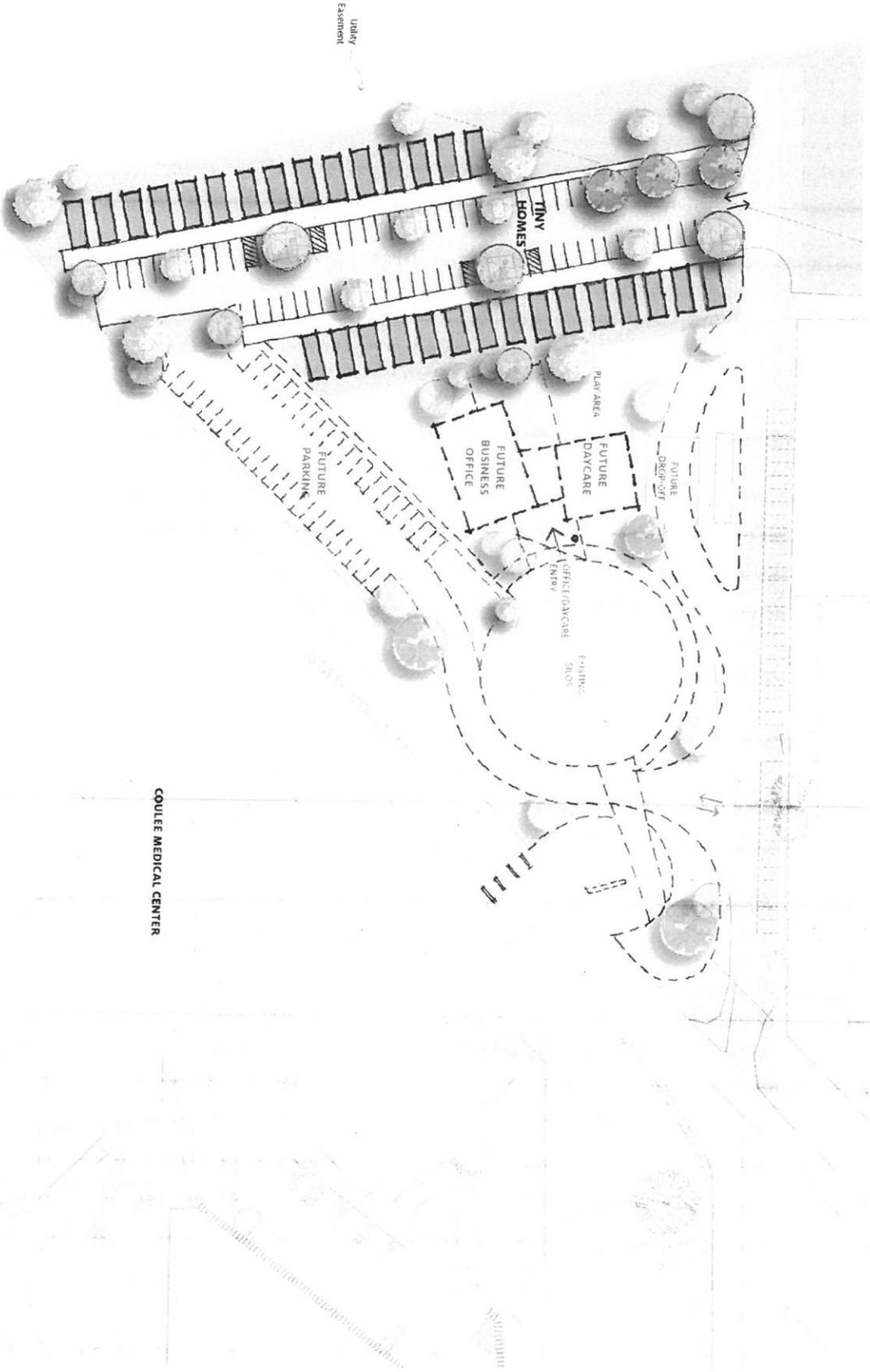
6.1 As there was no objection, the chair adjourned the meeting at approximately 6:27 p.m.

Chairman Gary Carrier

Chantel Crowe, Deputy Clerk

Conceptual Site Plan - Tiny Homes

Coulee Medical Center



02/28/2024

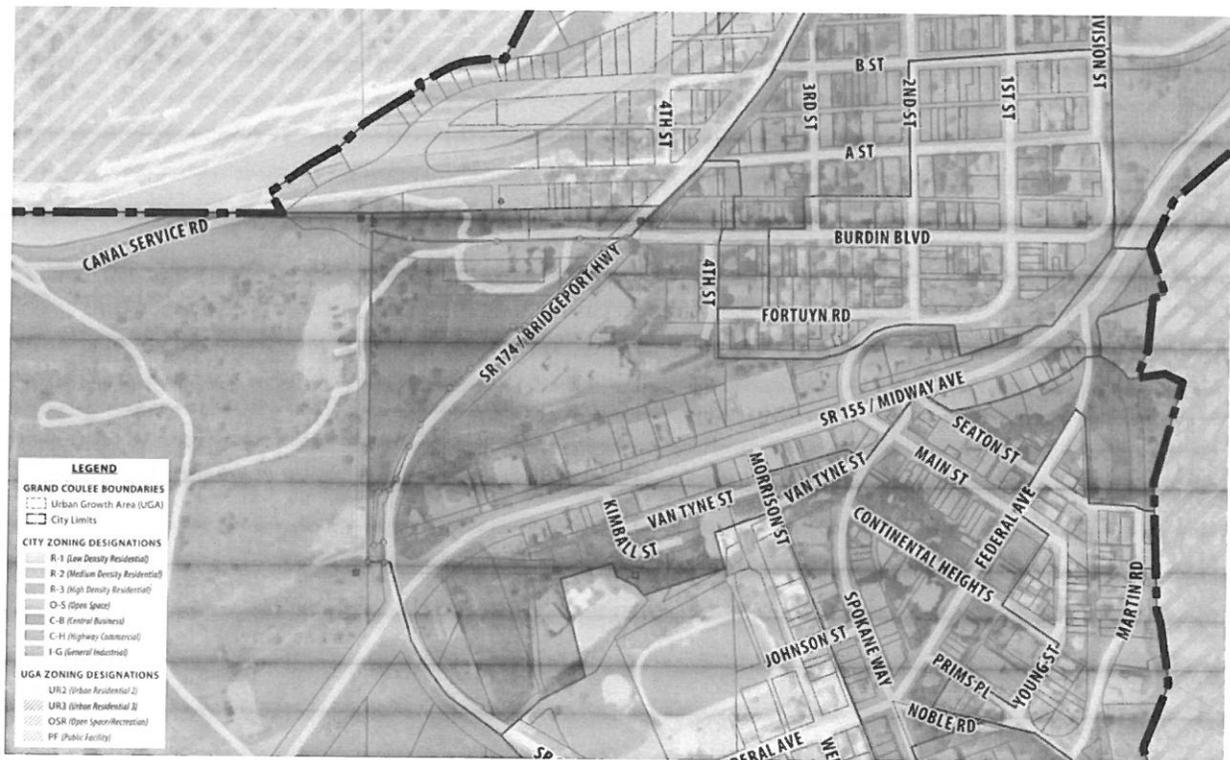
1"=60'-0"



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



SCJ ALLIANCE
CONSULTING SERVICES

- 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

Chantel Crowe

From: Lorna Pearce
Sent: Friday, September 27, 2024 10:25 AM
To: Chantel Crowe
Subject: FW: [External] Policy for Requesting Police Assistance

Lorna Pearce
Clerk Treasurer
City of Grand Coulee
(509) 633-1150

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). *Unauthorized interception, review, use or disclosure is prohibited under RCW 42.56.240(1)* and may violate laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication

From: Kelly Hughes <hugheskj@cmccares.org>
Sent: Friday, September 27, 2024 9:13 AM
To: Lorna Pearce <clerkgc@gccitywa.org>
Subject: RE: [External] Policy for Requesting Police Assistance

CAUTION: External Email

Hi Lorna,
I believe Congress will solidify the appropriations in December. Hopefully, we will hear before yearend. Regardless if we get the earmarked federal funding, I think we would contemplate developing the property and putting in the housing in a phased approach as funding allow. We haven't talked about it yet, but we have to do something before St Rita's is uninhabitable. We are having the grain bins removed over the next few weeks and the property will be cleaned up and leveled.

What would be our next steps in getting the property rezoned? Would it help to have an architectural rendering of what it would look like? I hate to spend money on that, but will do whatever is necessary. From what I gather, there is some opposition to us moving forward with this project? I just can't understand why someone would be against developing that ugly lot into a useable space to house the medical staff that take care of our community in their time of need. People can see by the beautiful hospital and grounds that we have a proven track record of taking care of our facilities and grounds.

Thank you for contacting me. Happy Friday! Kelly

Kelly Hughes

Chief Executive Officer
Coulee Medical Center
411 Fortuyn Road
Grand Coulee, WA 99133

Office: 509-633-6360
Cell: 509-449-3911

hugheskj@cmccares.org

Want a meaningful job and a balanced life? Go to www.cmccares.org to see our openings.

CMC Mission: To inspire excellence as we care for our patients, honor our profession and serve our community.

From: Lorna Pearce <clerkgc@gccitywa.org>
Sent: Friday, September 27, 2024 8:05 AM
To: Kelly Hughes <hugheskj@cmccares.org>
Subject: RE: [External] Policy for Requesting Police Assistance

Good morning!

I was checking in to see if you have received any further information regarding your funding for the tiny home village. Just want to try to stay in the loop on that so that we don't hold up the process.

Thanks,

Lorna Pearce
Clerk Treasurer
City of Grand Coulee
(509) 633-1150

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). *Unauthorized interception, review, use or disclosure is prohibited under RCW 42.56.240(1)* and may violate laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication

