

City of Grand Coulee Planning Agency

November 13, 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 Agency for reading and study; considered routine; and approval enacted by one motion of the Commission with no separate discussion. If a separate discussion is desired, that item is removed from the Consent Agenda and placed on the Regular Agenda by request of an Agency member.

3.1 Motion to approve Agency Meeting Minutes from June 12, 2024, and October 9, 2024.

4. Unfinished Business:

- 4.1** Coulee Medical Center Housing Discussion
- 4.2** Approve Municipal Code Update Recommendation to the City Council

5. New Business:

5.1 Discussion of a zoning code amendment to allow animal care or veterinary facilities with a conditional use permit in certain residential zones.

5.2 Discussion of the Comprehensive Plan Update. If grant funding is approved the Agency will be moving forward in 2025 with this

6. ADJOURNMENT:

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

MINUTES

1. CALL TO ORDER:

Chairman Carrier called the meeting to order at approximately at 5:32 p.m.

1.1 Roll Call:

The following were:

Present: Chairman Gary Carrier, Member Chuck Crowe

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

1.2 Pledge of Allegiance.

2. Public Comment: No public comment.

3. Consent Agenda: No action was taken as there was not a quorum.

4. Unfinished Business:

4.1 Coulee Medical Center Housing Discussion – Discussed pros and cons of zone amendment verses code use amendment to allow for residential use in commercial highway zone to allow for hospital employee housing.

5. New Business:

5.1 Approve Municipal Code Update Recommendation – Discussion but no action was taken as there was not a quorum.

6. Adjournment: As there was no objection, the chair adjourned the meeting at approximately 5:545 p.m.

Chairman Gary Carrier

Chantel Crowe, Deputy Clerk

City of Grand Coulee Planning Agency

Municipal Code Update Recommendation

**CITY COUNCIL
MEETING DATE:**

November 19, 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 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)

Agency Recommended Action:

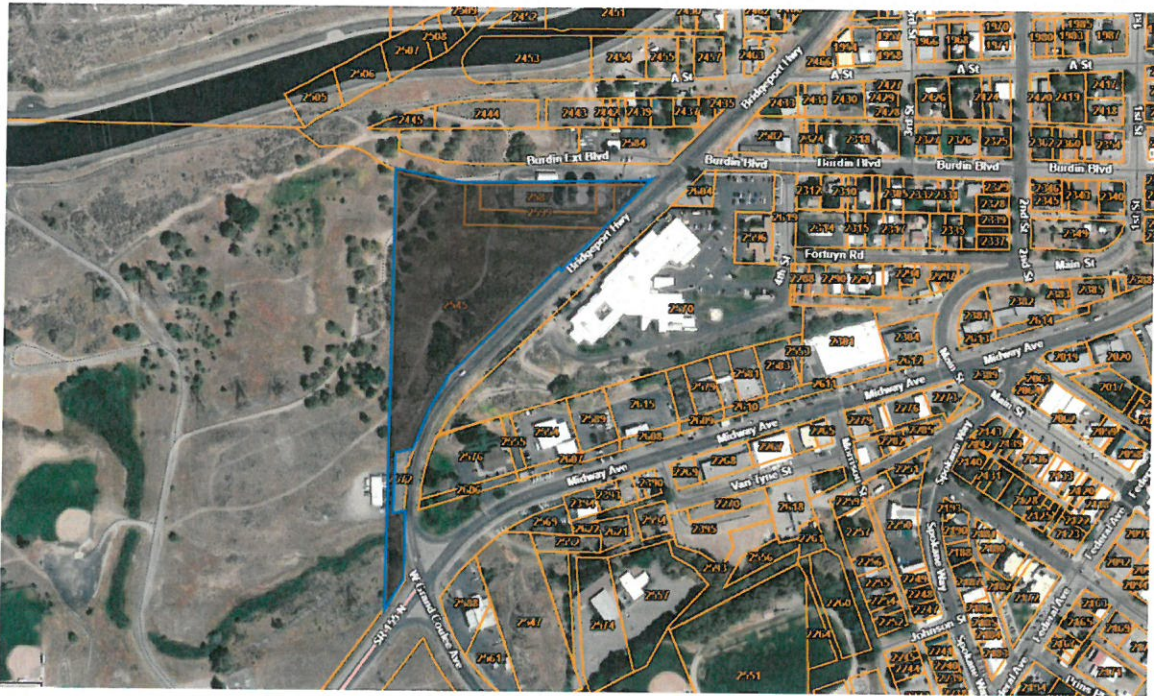
1.) Direct the City to apply to amend Title 17 in the Municipal Code to allow essential public services/work related housing in the Commercial Highway Zone with a Conditional Use Permit.

Alternatives:

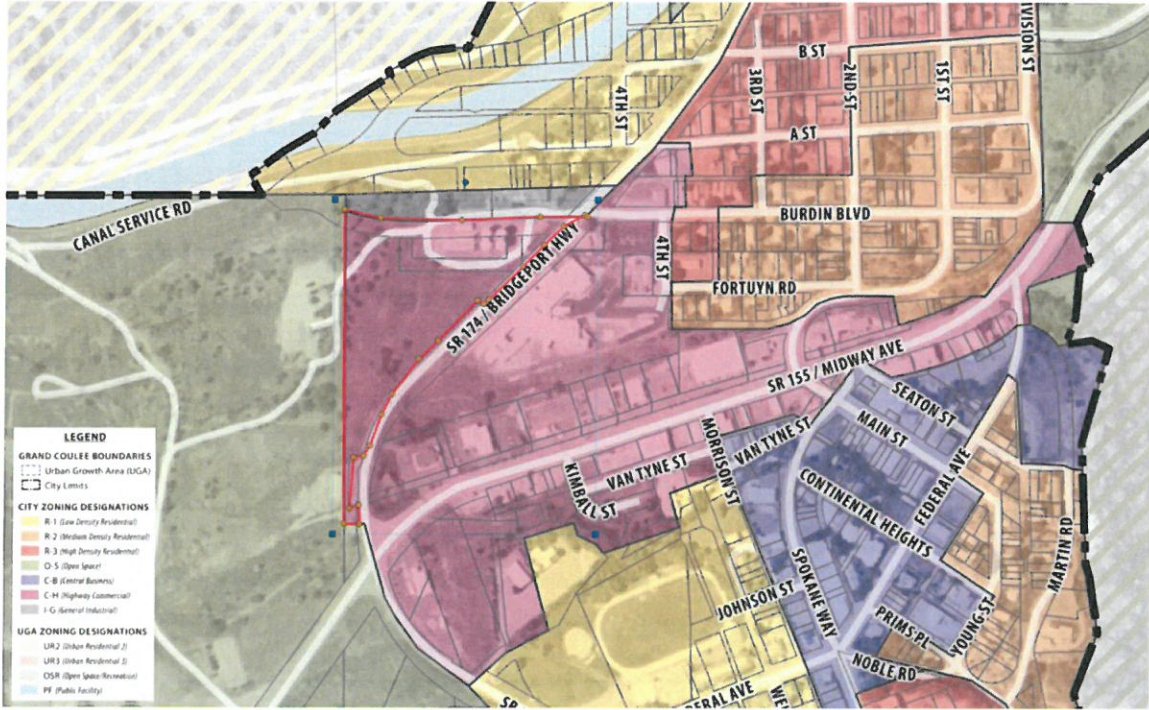
- 1.) Direct the City to process a comprehensive plan amendment and subsequent rezone.
- 2.) Decline to amend either the comprehensive plan or zoning.

ATTACHMENTS

Grant County Mapsifter Parcel Map



City of Grand Coulee Zoning Map



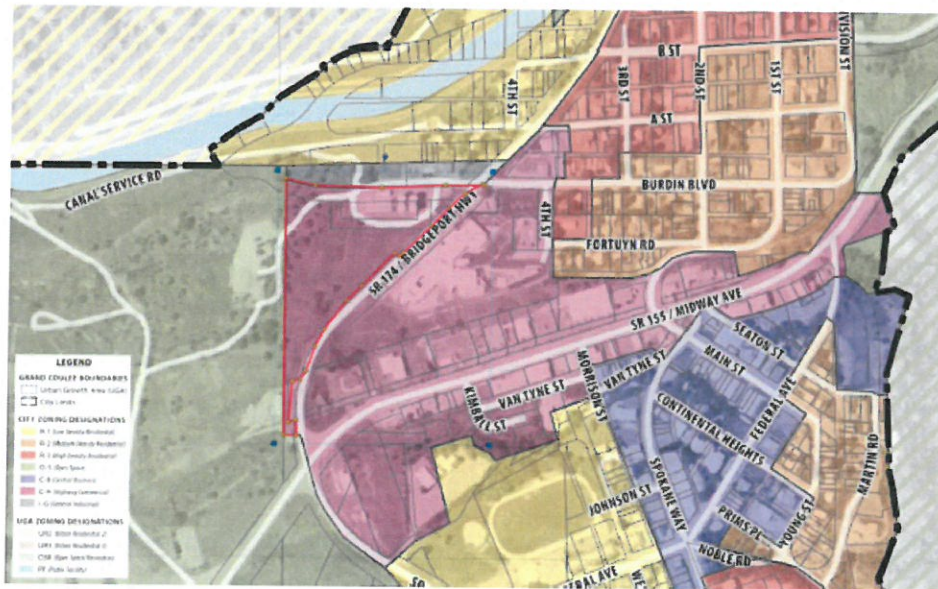
City of Grand Coulee Planning Consultant Report



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

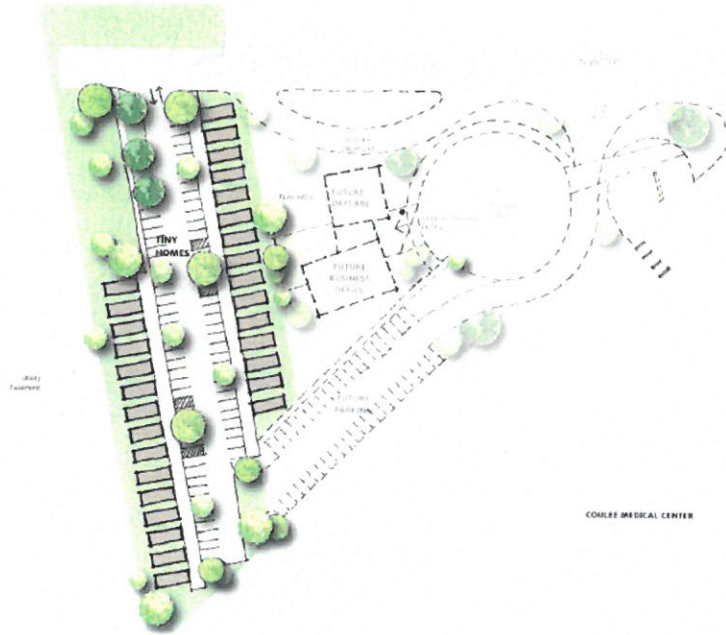
Kelly Hughes

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.

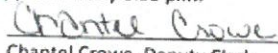
The Coulee Medical Center staff let the Commission know the funding for this has not been approved at this time. However, they are looking at possible funding approval by June 2024. Once funding is approved this will be brought back before the Commission for further discussion and review.

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

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.

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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

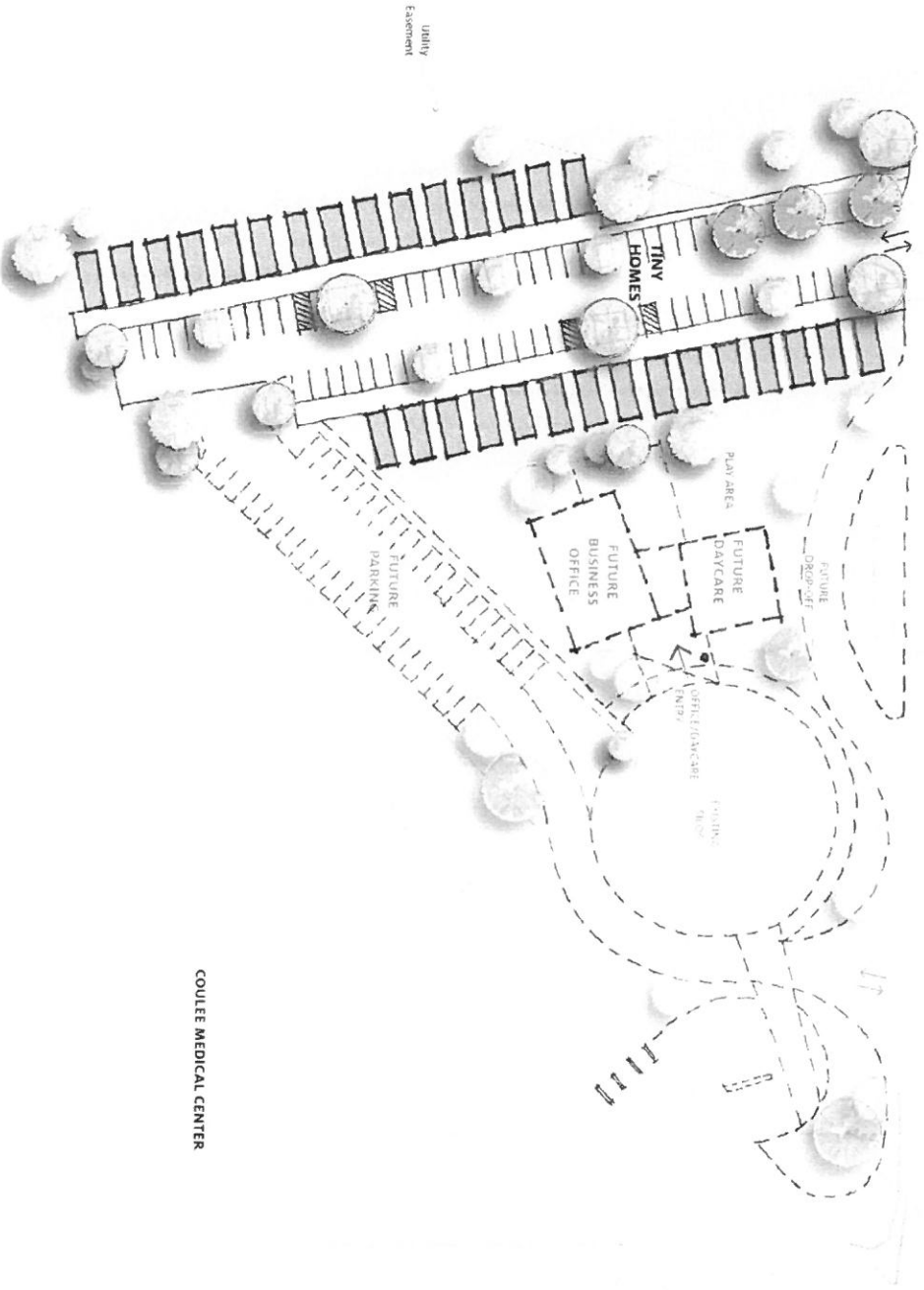


- Comprehensive Plan Amendment Docketing
- Public Hearing
- Council Approval
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- Rezone Application
- Public Hearing
- Council Approval
- 2nd 60-Day Department of Commerce Review

Timeline: 6 months- 18 months

Conceptual Site Plan - Tiny Homes

Coulee Medical Center



02/28/2024

1"=60'-0"



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

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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

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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*

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From: Kelly Hughes <hugheski@cmccares.org>
Sent: Thursday, September 26, 2024 8:32 AM
To: Lorna Pearce <clerkgc@gccitywa.org>
Cc: Ruth Dalton <gcmayor@gccitywa.org>
Subject: RE: [External] Policy for Requesting Police Assistance

CAUTION: External Email



Hi Lorna,
Our staff is instructed to dial 911. I will be at the next city council meeting. Thank you - Kelly

Kelly Hughes

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

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

hugheski@cmccares.org

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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: Wednesday, September 25, 2024 3:58 PM
To: Kelly Hughes <hugheski@cmccares.org>
Cc: Ruth Dalton <gcmayor@gccitywa.org>
Subject: [External] Policy for Requesting Police Assistance

Hi Kelly,

Could you please tell me what procedure the hospital follows when they need a police response? Are people calling MACC dispatch and requesting an officer or are they calling officer directly?

Thank you for your help with this!

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

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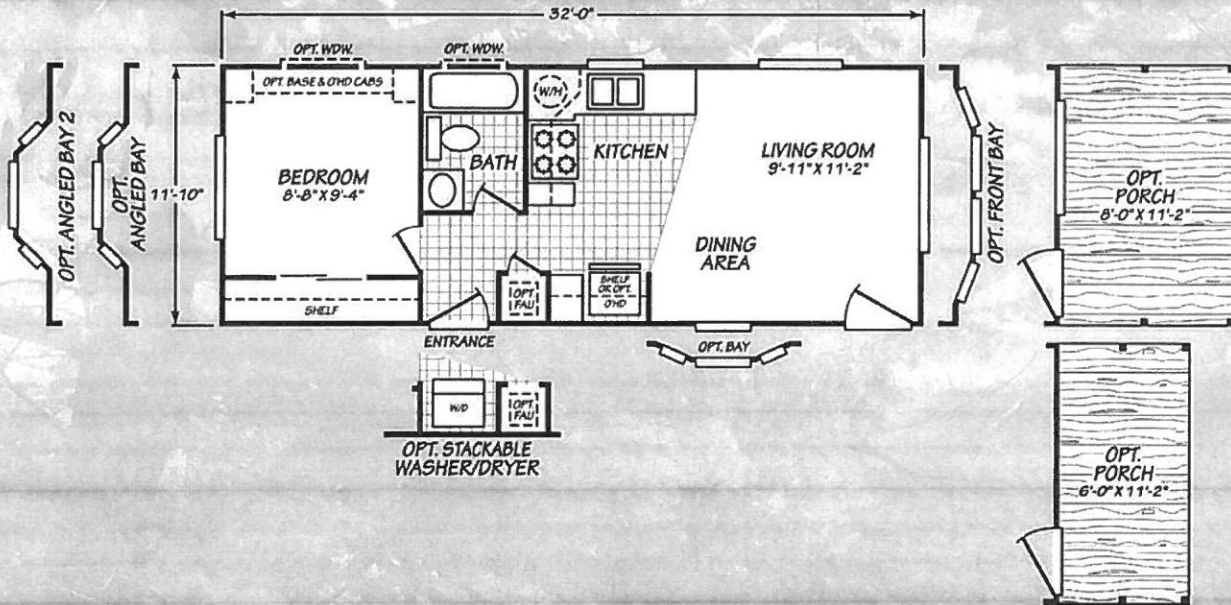
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Cascadia Value



Model 12321T

1 Bedroom • 1 Bath • 386 Square Feet



CAVCOTM
PARK MODELS & CABINS

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DU/210/MAY22

Chantel Crowe

From: Lorna Pearce
Sent: Wednesday, October 30, 2024 4:47 PM
To: Chantel Crowe
Subject: FW: Use Question

Dr. Poe's response to Alicia's email.

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

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From: drpoe grandcouleevet.com <drpoe@grandcouleevet.com>
Sent: Wednesday, October 30, 2024 4:42 PM
To: Lorna Pearce <clerkgc@gccitywa.org>; Ryan Poe <ryanpoe@gmail.com>
Subject: Re: Use Question

CAUTION: External Email

Hi Lorna,

I have brought my husband, Ryan, into the email thread so that he is in the loop regarding our building aspirations.

It sounds like the city planner at least has a path that could see us being able to use that lot for what we envisioned at the time of purchase in 2015. If a zoning code amendment is the way forward, I would recommend limiting it to "veterinary use". I could foresee opening it up for "animal care" as well as "veterinary use" resulting in someone trying to put a boarding kennel in a residential area. The noise from that would be a little different than a large animal veterinary facility. If anything, the building we desire to put on that lot will be a great deal more aesthetically pleasing and valuable to the neighborhood than the current structure.

If it would be beneficial to have either myself or both of us present for the planning agency meeting, please let me know.

Best Regards,

Marlene Poe, DVM



319 A Street ♦ PO Box 138
Grand Coulee, WA 99133
509-633-0711

From: Lorna Pearce <clerkgc@gccitywa.org>
Sent: Wednesday, October 30, 2024 3:45 PM
To: drpoe grandcouleevet.com <drpoe@grandcouleevet.com>
Subject: FW: Use Question

Hi Dr. Poe,

I was out Monday and Tuesday, the response from the city planner is below. I will have the City planning agency discuss your request at their November meeting.

I will keep you posted.

Lorna Pearce

Clerk Treasurer

City of Grand Coulee

(509) 633-1150

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From: Alicia Ayars <alicia.ayars@scjalliance.com>
Sent: Friday, October 25, 2024 12:00 PM
To: Lorna Pearce <clerkgc@gccitywa.org>
Cc: Mike Manning <mike.manning@scjalliance.com>
Subject: Re: Use Question

CAUTION: External Email

Hi Lorna,

You're correct that rezoning the parcel would be challenging. Given the parcel's designation as residential in the comprehensive plan, any rezone would indeed require an amendment to the plan itself—a substantial process.

The more feasible path would be to consider a zoning code amendment to allow animal care or veterinary facilities with a conditional use permit in certain residential zones. This would involve city council approval and public hearings. As part of this amendment review, it will be crucial to assess whether permitting such facilities in residential zones could impact neighborhood character or introduce potential nuisances, ensuring any new provisions align with community standards and compatibility.

Let me know if you have any other questions or want to discuss further.

On Wed, Oct 23, 2024 at 9:41 AM Lorna Pearce <clerkgc@gccitywa.org> wrote:



Hi Alicia,

I got a call from Dr. Poe, the town veterinarian, this morning with an interesting question. She owns four parcels here in town, the first three are in Commercial Highway, the fourth is in R-3, all are on A St. just off Hwy 174. She would like to demo a structure that is on the R-3 parcel and place a large animal facility there for appointments only, no overnight use, our code does not allow, even with a CUP, this use in R-3, is there a way that her request could be accommodated? Code amendment possibly? I do not believe we could re-zone just the one parcel even though it abuts the others that are zoned Commercial Highway. The parcel numbers are: 01 1307 000 and 01 1306 000.

If we could do a CUP we would definitely want some restrictions/requirements attached to it.

Thank you,

Lorna Pearce

Clerk Treasurer

City of Grand Coulee

(509) 633-1150

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Alicia Ayars, AICP

SCJ Alliance

Vice President

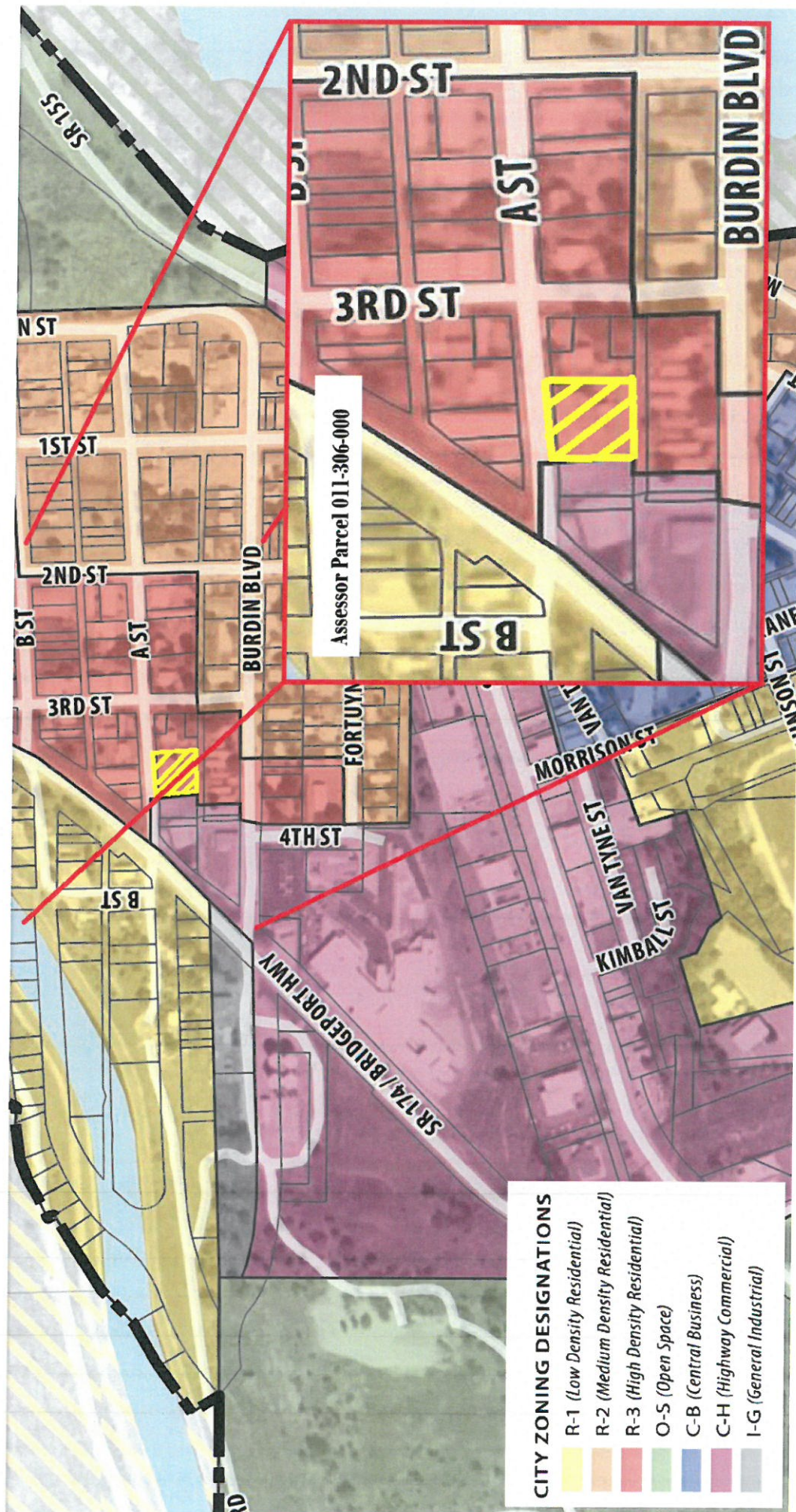
o. 509.835.3770, ext. 261

m. 509.990.7438

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Chapter 17.48

DISTRICT USE CHART

Sections:

17.48.010 Purpose.

17.48.020 District use chart.

17.48.010 Purpose.

A district use chart is established and contained herein as a tool for the purpose of determining the specific uses allowed in each use district. No use shall be allowed in a use district that is not listed in the use chart as a permitted, accessory, or conditional use,

unless otherwise provided for within this title. (Ord. 997 § 2 (Exh. A) (part), 2011)

17.48.020 District use chart.

The district use chart located on the following pages is made a part of this section. The abbreviations contained in the district use chart shall mean the following:

PRM = Permitted use

ACC = Accessory use

CUP = Conditional use

HOP = Home occupation permit

PD = Planned development

	R-1	R-2	R-3	C-B	C-H	I-G	OS
RESIDENTIAL USES							
Accessory Dwelling	PRM	PRM	PRM	PRM			
Single-Family Dwelling	PRM	PRM	PRM				
Duplex Dwelling	PRM	PRM	PRM				
Multifamily Dwelling	PD	PRM	PRM	CUP			
Manufactured Home	PRM	PRM	PRM				
Manufactured Home, Designated ²	PRM ²	PRM ²	PRM ²				
Mobile Home ¹							
Modular Dwelling	PRM	PRM	PRM				
Detached Accessory Structure less than 2,001 sf./ Attached Garage with No More Than 4 Vehicles	ACC	ACC	ACC				
Adult Family Home/Group Home	PRM	PRM	PRM				
Family Day Care Provider Home	ACC	ACC	ACC				
Bed and Breakfast		ACC	PRM	PRM	PRM		
Boarding/Lodging House	CUP	ACC	PRM				
Caretaker's Residence			ACC	ACC	ACC	ACC	
Congregate Care/Assisted Living Facility	CUP	CUP	PRM				
Convalescent Home	CUP	PRM	PRM				
Day Care Center	CUP	PRM	PRM	PRM	PRM		
Home Occupation, Type A	ACC	ACC	ACC				
Home Occupation, Type B	CUP	CUP	CUP				
Manufactured/Mobile Home Park		CUP	CUP				
Condominiums—Residential	PD	PD	PRM				
Residential Planned Developments	PRM	PRM	PRM				
Mixed Use Planned Developments			PRM				

	R-1	R-2	R-3	C-B	C-H	I-G	OS
PUBLIC/SEMI PUBLIC USES							
Cemeteries, Mausoleums						CUP	
Crematorium						PRM	
Churches (Parsonages)	CUP	CUP	CUP				
Community Club, Grange, Lodge		CUP	PRM	PRM	CUP	CUP	
Convention, Information and/or Community Centers		CUP	PRM	PRM	PRM	CUP	
Courts of Law				PRM	PRM	PRM	
Educational Services	CUP	CUP	CUP	CUP	CUP	CUP	PRM
Fire/Police Station	CUP	CUP	CUP	PRM	PRM	PRM	PRM
Government Uses and Structures	CUP	CUP	CUP		CUP	PRM	PRM
Hospital		CUP	CUP		CUP	CUP	
Instructional Child Care (Preschool)	CUP	ACC	PRM	PRM			
Libraries, Public	CUP	CUP	CUP	PRM	PRM	PRM	
Municipal Buildings	CUP	CUP	CUP	CUP	CUP	PRM	
Municipal Shop/Maintenance Buildings	CUP	CUP	CUP		PRM	PRM	
Personal Wireless Service Facilities					PRM	PRM	
Recycling Center					PRM	PRM	
Water Well Fields, Facilities	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Utility Uses and Structures (Telephone Exchange)	CUP	CUP	CUP		CUP	CUP	PRM
Wastewater Treatment Facilities					CUP	PRM	PRM
Clinic, Medical, Dental, Etc.		CUP	CUP	PRM	PRM	PRM	
Detention Facility/Jail					CUP	CUP	
Animal Shelter					CUP	PRM	PRM
Trade/Vocational School			CUP		PRM	PRM	
Public Passenger Transportation Facilities			PRM	PRM	PRM	PRM	
AGRICULTURAL USES							
Agriculture Building, Commercial						PRM	
Ag-Related Industry						PRM	
Ag Market, Ag-Tourism Facility			CUP	PRM	PRM	PRM	
Feed Store			CUP		PRM	PRM	
Kennels, Commercial					CUP	PRM	
Poultry for Personal Use Only	ACC	ACC					
Agricultural Building, Private							
Animal Clinic, Hospital					PRM	PRM	
Commercial Composting						CUP	
Farm Equipment Sales/Service					PRM	PRM	
Feed Lot							
Home Fruit Stand	ACC	ACC			ACC		

	R-1	R-2	R-3	C-B	C-H	I-G	OS
Horse Boarding/Training, Riding Stable							
Kennels, Hobby	ACC						
Livestock, Commercial							
Nursery, Commercial/Retail, Minimum 1 Acre in Size					PRM	PRM	PRM
Nursery, Wholesale, Minimum 1 Acre in Size					PRM	PRM	PRM
Poultry, Commercial							
Slaughterhouse							
Tree Fruit Production, Minimum 1 Acre in Size					PRM	PRM	PRM
Vineyard, Minimum 1 Acre in Size					PRM	PRM	
COMMERCIAL USES							
Accessory Buildings, Structures			ACC	ACC	ACC	ACC	
Arts and Crafts, Antique Sales			PRM	PRM	PRM	PRM	
Convenience Store, Excluding Fuel Sales			PRM	PRM	PRM	PRM	
Convenience Store, Including Fuel Sales					PRM	PRM	
Cultural and/or Historical Facilities			PRM	PRM	PRM	PRM	
Dry Cleaners, Laundromats			PRM	PRM	PRM	PRM	
Farmer's Market			PRM	PRM	PRM	PRM	
Financial/Lending Institution (Bank, Etc.)				PRM	PRM		
Lodging Facilities			CUP	PRM	PRM		
Hardware/Garden Store—Lumber Yard			CUP		PRM	PRM	
Hotels/Motels				PRM	PRM	PRM	
Manufactured Home, Sales					PRM	PRM	
Merchandise, Furniture, Home Furnishings, Department Retail Sales and Service			CUP	PRM	PRM		
Museums, Art Galleries			PRM	PRM	PRM	PRM	
Parcel Delivery				CUP	CUP	PRM	
Parking Lots—Commercial or Public				CUP	CUP	CUP	
Pharmacies			PRM	PRM	PRM		
Pet Services	HOP		PRM	PRM	PRM	PRM	
Personal Services (Barber, Salon, Etc.)	HOP		PRM	PRM	PRM		
Professional Services (Lawyer, Psychiatrist, Etc.)	HOP		PRM	PRM	PRM		
Repair Services, Electronics/Small Appliances	HOP		PRM	PRM	PRM	PRM	
Restaurant, Food/Beverage Service			PRM	PRM	PRM	PRM	
Retail Stores (Grocery, Food, Etc.)			CUP	PRM	PRM	PRM	
Retail—Textiles, Sporting Goods			PRM	PRM	PRM	PRM	
Signs, Off-Premises					CUP	PRM	
Taverns, Bars, Cocktail Lounges				PRM	PRM		
Variety Stores, Secondhand Shops			CUP	PRM	PRM		

	R-1	R-2	R-3	C-B	C-H	I-G	OS
Vehicle, Sales, Repair and Service Shops			CUP	CUP	PRM	PRM	
RV Tractor, Trailer, Sales and Service				CUP	PRM	PRM	
Auto Towing—Secured					CUP	PRM	
Bakery, Retail			PRM	PRM	PRM		
Car Rental					PRM	PRM	
Car Wash				CUP	PRM	PRM	
Commercial Copiers/Printers			PRM	PRM	PRM	PRM	
Condominiums—Time-Share and Similar Resort Ops		PD	PD	PD	CUP		
Espresso Stand			PRM	PRM	PRM	PRM	
Funeral Home			PRM		PRM		
Fuel/Service Station					PRM	PRM	
Heating and Plumbing Sales and Services			PRM	PRM	PRM	PRM	
Micro-Brewery/Winery/Distillery			PRM	PRM	PRM	PRM	
Mini-Storage					PRM	PRM	
Newspaper Publishing				PRM	PRM	PRM	
Truck Stops					PRM	CUP	
INDUSTRIAL USES							
Storage of Critical Material						CUP	
Accessory Buildings, Structures					ACC	ACC	
Asphalt Paving Plant						CUP	
Apparel Manufacture					PRM	CUP	
Bakery, Wholesale					PRM	PRM	
Bulk Fuel Distributor						CUP	
Chemical, Pharmaceuticals, Cosmetics Manufacture/Processing/Packaging					CUP	CUP	
Communications, TV/Radio Stations			CUP	PRM	PRM	PRM	
Construction Contractor's Yards					PRM	PRM	
Electronic Product Manufacture/Assembly					PRM	PRM	
Excavation/Mining for Development Site Preparation Only					CUP	CUP	
Fabricated Metal Products, Sheet Metal, Welding					PRM	PRM	
Furniture Products Manufacture/Assembly					PRM	PRM	
Glass Products Manufacture/Assembly					PRM	PRM	
Mineral Extraction, Crushing, Screening, Etc.						PRM	
Hardware Product Manufacture/Assembly					PRM	PRM	
Hazardous Waste Storage, On-Site					ACC	CUP	
Hazardous Waste Treatment, On-Site					ACC	CUP	
Leather Products Manufacture/Assembly						CUP	

	R-1	R-2	R-3	C-B	C-H	I-G	OS
Machinery/Heavy Equipment Manufacture/Assembly						PRM	
Manufactured Homes, Travel Trailers, Campers, Manufacture/Assembly/Fabrication						PRM	
Medical/Scientific Research, Product Manufacture/Assembly					CUP	PRM	
Paper Products Manufacture/Assembly						PRM	
Paperboard Containers Manufacture					CUP	PRM	
Plastic Products Manufacture/Assembly					CUP	PRM	
Prefabricated Wood Products					CUP	PRM	
Printing, Publishing, Binding			CUP	PRM	PRM	CUP	
Storage, Sales, Distribution of Hazardous Materials						CUP	
Storage, Outdoor					ACC	CUP	
Temporary Buildings for Construction Purposes	ACC	ACC	ACC	ACC	ACC	ACC	
Truck, Freight Terminals						CUP	
Vehicle, Boat Building and Repair					CUP	PRM	
Warehousing, Storage					PRM	PRM	
Wholesale Trade/Storage of Durable and Nondurable Goods (Auto Parts, Tires, Furniture, Lumber)					PRM	PRM	
Building/Construction Materials, Manufacture/Assembly/Fabrication, Lumber Yard					PRM	PRM	
Heliports					PRM	PRM	
Beverage Industry					CUP	PRM	
Canning/Packing Foods					CUP	PRM	
Cement/Concrete Plant					CUP	CUP	
Food Processing					CUP	PRM	
Rendering Plants							
Rubber Products						PRM	
Wrecking Yard/Vehicle Recycling					CUP	PRM	
RECREATIONAL USES							
Arboretums and Gardens	CUP	PRM	PRM	PRM	PRM	PRM	
Bowling Alleys			PRM	PRM	PRM		
Adult Entertainment						CUP	
Drive-In Theater					PRM	PRM	
Sportsmen's Club				CUP	PRM	PRM	
Exercise Facility			PRM	PRM	PRM	PRM	
Golf Course, Driving Range—Private	PD	PD		CUP	PRM	CUP	PRM
Playfields	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Parks and Outdoor Recreation Facilities	PRM	PRM	PRM	PRM	PRM	PRM	PRM

	R-1	R-2	R-3	C-B	C-H	I-G	OS
Recreational Vehicle Park or Tent Campground					CUP	CUP	
Theaters			PRM	PRM	PRM		
Trail Systems	PRM	PRM	PRM	PRM	PRM	PRM	PRM
Video Rental			PRM	PRM	PRM		
Game, Card				CUP	PRM		
Mini-Casinos				CUP	PRM	PRM	
Miniature Golf			PRM	PRM	PRM	PRM	
Racetrack/Speedway (Horse, Mini-Sprint, Etc.)					CUP	CUP	
Roller-Skating Rink				CUP	PRM		

¹Mobile homes are permitted in mobile home parks in existence as of the date of the ordinance codified in this title.

²At the time of placement the manufactured home shall be less than ten years old, meet Housing and Urban Development standards and be placed on a foundation meeting all of the city of Grand Coulee standards.

(Ord. 1034 § 3, 2016; Ord. 1016 §§ 1, 2, 2014; Ord. 997 § 2 (Exh. A) (part), 2011)