



Regular City Council Meeting Agenda  
City Council Chambers & Zoom  
July 27 - 6:00 p.m.

A. Virtual Participation

In response to Governor Inslee's proclamation 20-28.15 regarding Open Public Meetings during the COVID-19 pandemic, the City Council will have an in-person meeting with the ability for participants to attend virtually. The public is encouraged to attend the meeting whichever way meets their needs. In person attendees who are not vaccinated will be required to wear masks. Vaccinated attendees will be required to sign a form stating they have been vaccinated. Virtual participants should click the link or call the phone number below. If you have technical difficulties, please call 509-498-9255.

Join Zoom Meeting

[HTTPS://US02WEB.ZOOM.US/J/83629051326?  
PWD=CW0RNKG0BITHTJB5B204CKJGYU FKUT09](https://us02web.zoom.us/j/83629051326?pwd=CW0RNKG0BITHTJB5B204CKJGYU FKUT09)

Meeting ID: 836 2905 1326

Passcode: 050829

Dial by your location

+1 253 215 8782

B. Call To Order - Pledge Of Allegiance

C. Roll Call - Excused Absences

D. Minutes

Minutes Of The Regular City Council Meeting Of July 13, 2021

Documents:

[7-13-21.PDF](#)

E. Vouchers/Payroll

Voucher Total = \$795,801.78

F. Claims For Damages

G. Small Contracts (Less Than \$10,000) - Approved By Mayor

Avista - Natural Gas Service Extension = \$7,009.48

The Mason Jar - Cooking Class = \$45 Per Registered Student

H. Information Items

I. Appointments

J. Citizen Comments

Council comments must be submitted via email to [COUNCILCOMMENTS@CITYOFCHENEY.ORG](mailto:COUNCILCOMMENTS@CITYOFCHENEY.ORG) or by dropping off written comments in the drop box at Cheney City Hall, 609 2nd St. All comments must be received by 4:00 p.m. the day of the meeting. Citizen comments will be accepted by those individuals participating in person at the meeting during the Citizen Comment period. Due to issues with the video/audio streaming equipment, virtual participants attending via Zoom will not be able to make comment during the meeting.

K. Action Items

Public Hearings

Resolutions

1. 21-073- Resolution E-932 - ARPA Funding Allocation

The City has received half of our American Recovery Plan Act funding and wishes to allocate part of this funding for Residential Utility Assistance - \$325,000 and for the purchase of a sewer leak detection system to enable the City to detect and maintain sewer infrastructure - \$30,000. Remaining unallocated funding received this year is \$1,392,745.

Documents:

[21- 073 - ALLOCATION OF ARPA FUNDS.PDF](#)  
[E-932 - ARPA ALLOCATION OF FUNDS.PDF](#)

2. 21-074 - Resolution E-933 - Post Covid Residential Utility Assistance Plan

The Post COVID Residential Utility Assistance Plan provides for financial assistance and payment plans for residential customers after the exiting moratorium on utility payments and disconnects ends on September 30, 2021.

Documents:

[21-074 - POST COVID RESIDENTIAL UTILITY ASSISTANCE PLAN.PDF](#)  
[E-933 - POST COVID UTILITY ASSISTANCE PLAN.PDF](#)

3. 21-075 - Resolution E-934 - Ending The COVID-19 Emergency Declaration

A RESOLUTION OF THE CITY COUNCIL ENDING THE COVID-19 EMERGENCY DECLARATION.

Documents:

[RESOLUTION E-934 - ENDING THE COVID-19 EMERGENCY DECLARATION COUNCIL ACTION FORM.PDF](#)  
[RESOLUTION E-934 - ENDING COVID-19 STATE OF EMERGENCY.PDF](#)

4. 21-076 - Resolution E-935 - 2021 TIB Preservation Grant Application

The Transportation Improvement Board is soliciting applications from qualified agencies for transportation preservation projects. City Staff is proposing to submit an application for design and construction preservation funding for Clay Street and 6th Street. Grant funding requires a 10% match. Applications are due August 13, 2021. Recommendation for funding is scheduled for November 19, 2021.

Documents:

Ordinances

1. 21-067 - Ordinance Y-12 - R3 Bonus Density Second Reading  
The purpose of this ordinance is to allow for a bonus density of a third unit on only 5,000 square foot parcels in the R-3 (Multi-Family) Residential if 1 bed / 1 bath or studio units are constructed.

Documents:

CCAR - 21-067 - R-3 ZONING TEXT AMENDMENT.PDF  
ORDINANCE Y-12 - TEXT AMENDMENT R-3-REVISED 7-13-2021.PDF  
LUA2021-002 -- R3 BONUS DENSITY - PC RECOMMENDATION.PDF

Other Business

- L. Staff Reports
- M. Mayor's Report
- N. Council Reports
- O. Executive Session
- P. Adjournment

## REGULAR CITY COUNCIL MEETING

July 13, 2021

**A. Call to Order – Pledge of Allegiance** Mayor Grover called the Regular City Council meeting to order at 6:00 p.m.

**B. Roll Call – Excused Absences** Councilmembers present included Councilmember Overhauser, Councilmember Schmidt, Councilmember Barthels, Councilmember Weiszmann, Councilmember Gaard, Councilmember Hilton, and Councilmember Taves. Staff members present included Mr. Schuller, Ms. Niemeier, Mr. Schwartz, Ms. MacDonald, Mr. Hensley, Mr. Ableman, Mr. Jenkins, Mr. Marx, and Ms. Snider. Mayor Grover stated that Councilmember Gaard requested to be excused from the July 27 meeting. Councilmember Schmidt moved to excused the absence. Councilmember Hilton seconded. Carried unanimously.

**C. Minutes** of the Regular City Council meeting of June 22, 2021 were approved as distributed.

**D. Claims and Vouchers** nos. 157753 through 157755, 157796 through 157908, and June interdepartmental billing in the amount of \$394,512.42, payroll warrants nos. 63783 through 63793 in the amount of \$3,098.30, direct deposits in the amount of \$437,229.67, claims warrants nos. 157588 through 157614 in the amount of \$368,760.39, and transfers to claims clearing fund for distribution of reported benefit adjustments in the amount of \$140,334.27 for a total payroll of \$949,422.63 were approved as read.

**E. Claims for Damages** None

**F. Small Contracts** None

**G. Information Items** None

**H. Appointments** None

**I. Citizen Comments** Mayor Grover stated that we received an email from Joanna Matos in support of a future pool and she provided information on possible funding sources. Jennifer Settler, 1409 Gary St, spoke about the pool.

### **J. Action Items**

**1. 21-068 – Resolution E-928 – 2021 Scenic Heights Sewer Main Repair Project** Mr. Ableman stated there was an error in the contract amount. It should be \$19,584.80. Councilmember Schmidt moved for approval of Resolution E-928 with the corrected amount of \$19,584.80 plus taxes. Councilmember Gaard seconded. Carried unanimously.

**2. 21-070 – Resolution E-929 – BPA Energy Conservation Agreement No. 1** Mr. Marx stated that this extends the term for one year and updates the BPA contact information. Councilmember Overhauser moved for approval of Resolution E-929. Councilmember Taves seconded. Carried unanimously.

**3. 21-071 – Resolution E-930 – Levy Lift Ballot Measure** Mr. Schuller stated that this is a ballot measure for the community to consider for the high level of public safety service to our community. Mr. Schwartz explained the resolution. Ms. Niemeier provided information on potential revenue. Councilmember Schmidt moved for approval of Resolution E-930. Councilmember Hilton seconded. Carried unanimously.

**4. 21-067 – Ordinance Y-12 – R3 Bonus Density** Mr. Ableman explained the ordinance and the changes that will be made. Councilmember Overhauser moved for the first reading of Ordinance Y-12 in title and summary form only and to defer it to subsequent meetings. Councilmember Schmidt seconded. Carried unanimously.

**5. 21-069 – Ordinance Y-13 – Inland Power Franchise Agreement** Mr. Marx stated that this grants a non-exclusive franchise to Inland Power and Light. It replaces the resolution that expired. Councilmember

Overhauser moved for the first reading of Ordinance Y-13 in title and summary form only and to defer this to subsequent meetings. Councilmember Barthels seconded. Carried unanimously.

**K. Staff Reports** Mr. Ableman provided information about solid waste operations and stated that we are getting out of alley service. Mr. Schuller provided information on the failure at the pool and where we go in the future.

**L. Mayor's Report** None

**M. Council Reports** Councilmember Overhauser stated that she appreciates the work of Ms. Niemeier and the Finance Committee on COVID-19 related issues. Councilmember Schmidt encouraged an RFQ for the pool. He will be attending the Public Works Committee meeting on Thursday. Councilmember Barthels agreed that we should do an RFP for the pool. He will attend Public Works on Thursday and Public Safety next week. He applauded the first responders and their actions on the wildfires. Councilmember Weiszmann provided an update on the Cheney Depot building. Councilmember Gaard agreed with the comments about the pool. Councilmember Hilton agreed with the comments about Ms. Niemeier. He will attend the Public Works Committee meeting. Councilmember Taves also agreed with Councilmember Overhauser regarding Ms. Niemeier and her staff.

**N. Executive Session** None

**O. Adjournment** Councilmember Schmidt moved to adjourn the meeting. Councilmember Barthels seconded. Carried unanimously. The meeting was adjourned at 7:02 p.m.

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City Clerk

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Mayor

**CITY OF CHENEY**  
**CITY COUNCIL ACTION REQUEST**

**ISSUE** Allocation of ARPA Funds **AGENDA ITEM#** 21-073

**DEPT. OF ORIGIN:** Finance **DATE** 7/16/2021

**EXHIBITS ATTACHED OR REFERENCED:** Resolution E- 932

**Council Committee Recommendation** Yes No None

DEPT/DEPT HEAD INITIALS	APPROVE	DO NOT APPROVE	NO COMMENT	COMMENTS
Finance	CN			

<b>FISCAL IMPACT</b>	<b>EXPENDITURE REQUIRED \$</b>	<b>AMOUNT BUDGETED \$</b>
	<b>APPROPRIATION REQUESTED \$</b>	

**SUMMARY** The City has received half of our American Recovery Plan Act funding and wishes to allocate part of this funding for Residential Utility Assistance - \$325,000 and for the purchase of a sewer leak detection system to enable the City to detect and maintain sewer infrastructure - \$30,000. Remaining unallocated funding received this year is \$1,392,745.

**COUNCIL ACTION REQUESTED: D: Approval of Resolution E-9 32**

\_\_\_\_\_ **APPROVED FOR AGENDA**  
July 27, 2021  
\_\_\_\_\_ **COUNCIL MEETING DATE**

\_\_\_\_\_ **DISAPPROVED**  
\_\_\_\_\_ **MAYOR/CITY ADMINISTRATOR**

**CITY OF CHENEY  
SPOKANE COUNTY, WASHINGTON  
RESOLUTION E-932**

**A RESOLUTION APPROVING A PARTIAL ALLOCATION OF THE AMERICAN  
RECOVERY PLAN ACT FUNDS**

**WHEREAS**, the City of Cheney has received federal funds known as the American Recovery Plan Act (ARPA); and

**WHEREAS**, the use of these ARPA federal funds are authorized for the following:

1. COVID 19 Negative Impacts
2. Premium Pay for Essential Workers
3. Backfill for the Reduction of Revenue
4. Water/Sewer/Broadband Infrastructure

**WHEREAS**, the City has received \$1,747,745 in 2021 and will receive an equal payment in June of 2022; and

**WHEREAS**, while the City is in process of developing the larger plan for use of the funds, they wish to allocate a portion of these funds immediately including:

Residential Utility Assistance Plan - \$325,000  
Sewer Infrastructure equipment - \$30,000

**NOW, THEREFORE**, be it resolved by the City Council of the City of Cheney, hereby approves a \$430,000 allocation of ARPA funds for the specified uses listed above.

**ADOPTED** this 27<sup>nd</sup> day of July, 2021 by the Cheney City Council at their regularly scheduled City Council meeting.

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Chris Grover, Mayor

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Cynthia L. Niemeier, City Clerk



**CITY OF CHENEY**  
**CITY COUNCIL ACTION REQUEST**

**ISSUE**      Post Covid Residential Utility Assistance Plan      **AGENDA ITEM#**      21-074

**DEPT. OF ORIGIN:**      Finance      **DATE**      7/16/2021

**EXHIBITS ATTACHED OR REFERENCED:**      Resolution E- 933

**Council Committee Recommendation**      Yes      No      None

DEPT/DEPT HEAD INITIALS	APPROVE	DO NOT APPROVE	NO COMMENT	COMMENTS
Finance	CN			

<b>FISCAL IMPACT</b>	<b>EXPENDITURE REQUIRED \$</b> <b>AMOUNT BUDGETED \$</b>  <b>APPROPRIATION REQUESTED \$</b>
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**SUMMARY** The Post COVID Residential Utility Assistance Plan provides for financial assistance and payment plans for residential customers after the exiting moratorium on utility payments and disconnects ends on September 30, 2021.

**COUNCIL ACTION REQUESTED: D: Approval of Resolution E-9 33**

\_\_\_\_\_ **APPROVED FOR AGENDA**  
 July 27, 2021  
 \_\_\_\_\_  
**COUNCIL MEETING DATE**

\_\_\_\_\_ **DISAPPROVED**  
 \_\_\_\_\_  
**MAYOR/CITY ADMINISTRATOR**

City of Cheney, Washington  
609 2<sup>nd</sup> Street  
Cheney, WA 99004

**CITY OF CHENEY  
SPOKANE COUNTY, WASHINGTON  
RESOLUTION E-933**

**A RESOLUTION APPROVING THE POST COVID UTILITY ASSISTANCE PLAN**

**WHEREAS**, the City of Cheney is aware many of our utility customers were impacted by the COVID-19 pandemic; and

**WHEREAS**, as a result of the adverse impact of the pandemic, many utility customers have been unable to keep their utility bill current; and

**WHEREAS**, Governor Inslee, through Proclamation 20-23 issued a moratorium on the disconnection of utilities for non-payment during the pandemic; and

**WHEREAS**, proclamation 20-23 is set to expire September 30, 2021; and

**WHEREAS**, the City, in compliance with the Governor, is establishing both financial assistance and a 12-month payment plan to aid our citizens in bringing their utility accounts current.

**NOW, THEREFORE**, be it resolved by the City Council of the City of Cheney, hereby approves the Post COVID Utility Assistance Plan.

**ADOPTED** this 27<sup>nd</sup> day of July, 2021 by the Cheney City Council at their regularly scheduled City Council meeting.

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Chris Grover, Mayor

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Cynthia L. Niemeier, City Clerk

**CITY OF CHENEY**

**CITY COUNCIL ACTION REQUEST**

**ISSUE**      Resolution E-934 - Ending the COVID-19      **AGENDA ITEM# 21-075**  
 Emergency Declaration

**DEPT. OF ORIGIN:**      Administration      **DATE**      7/27/21

**EXHIBITS ATTACHED OR REFERENCED:**      Resolution E-934

<b>Council Committee Recommendation</b>	<b>Yes</b>	<b>No</b>	<b>None</b>
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DEPT/DEPT HEAD INITIALS	APPROVE	DO NOT APPROVE	NO COMMENT	COMMENTS
MAS				

<b>FISCAL IMPACT</b>	EXPENDITURE REQUIRED \$ TBD	AMOUNT BUDGETED \$ 0
	APPROPRIATION REQUESTED \$ TBD	

**SUMMARY:** A resolution ending the COVID-19 Emergency Declaration.

**COUNCIL ACTION REQUESTED:** Passage of Resolution E-934

\_\_\_\_\_ **APPROVED FOR AGENDA**

\_\_\_\_\_ **DISAPPROVED**

7/27/2021

\_\_\_\_\_ **COUNCIL MEETING DATE**

\_\_\_\_\_ **MAYOR/CITY ADMINISTRATOR**

City of Cheney, Washington  
609 Second Street  
Cheney, WA 99004

**CITY OF CHENEY  
SPOKANE COUNTY, WASHINGTON**

**RESOLUTION NO. E-934**

**A RESOLUTION OF THE CITY COUNCIL  
ENDING THE COVID-19 EMERGENCY DECLARATION.**

**WHEREAS**, on January 31, 2020 the United State Department of Public Health and Human Services Secretary declared a public emergency for the 219 Novel Coronavirus beginning on January 27, 2020, and;

**WHEREAS**, on February 29, 2020 Governor Inslee proclaimed a state of emergency (Proclamation 20-05) for all counties in Washington State due to the spread of COVID-19 and directed that the plans and procedures of the Washington State Comprehensive Emergency Management Plan be implemented, and;

**WHEREAS**, on March 13, 2020 the Health Officer of the Spokane Regional Health District issued a Health Officer Order, per his authority as provided under WAC 246-100-07, intended on reducing the risk of exposure to COVID-19 which may affect government functions, and;

**WHEREAS**, on March 12, 2020, Mayor Chris Grover proclaimed a local emergency exists due to the COVID-19 outbreak and that emergency operations are in effect necessitating the utilization of emergency powers granted under RCW 38.52.070, and:

**WHEREAS**, the Spokane area COVID-19 case rate and number of hospitalizations of those infected by the virus have decreased significantly over the course of the last several weeks, and;

**WHEREAS**, Washington State's population is now over 70% vaccinated with ample supply of the vaccine available for those yet to be vaccinated, and;

**WHEREAS**, protections remain in place through masking for those that are unvaccinated under the current guidelines as set for by Governor Inslee, the Washington State Department of Health, and the Washington State Department of Labor & Industries.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of the City

of Cheney approve an ending of the COVID-19 Emergency Proclamation.

**ADOPTED** on this **27<sup>th</sup> day of July, 2021**, by the Cheney City Council at their regularly scheduled meeting hosted virtually on the Zoom platform originating at the Wren Pierson Community Center, 615 4<sup>th</sup> Street, Cheney, WA 99004.

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Mayor, Chris Grover

ATTEST:

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City Clerk, Cynthia L. Niemeier

CITY OF CHENEY

CITY COUNCIL ACTION REQUEST

<b>ISSUE:</b>	<b>Transportation Improvement Board Grant Application</b>	<b>AGENDA ITEM #:</b>	<b>21-076</b>
<b>DEPT. OF ORIGIN:</b>	Public Works	<b>DATE:</b>	<b>7/22/2021</b>

<b>EXHIBITS ATTACHED OR REFERENCED:</b>	(1) Resolution E-935
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<b>Council Committee Recommendation</b>	Yes		No		None	
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DEPT/DEPT HEAD INITIALS	APPROVE	DO NOT APPROVE	NO COMMENT	COMMENTS
Public Works/TA	TA			

<b>FISCAL IMPACT</b>	<b>EXPENDITURE REQUIRED:</b>		<b>AMOUNT BUDGETED</b>	
	<b>APPROPRIATION REQUESTED:</b>			

<b>SUMMARY:</b>	The Transportation Improvement Board is soliciting applications from qualified agencies for transportation preservation projects. City Staff is proposing to submit an application for design and construction preservation funding for Clay Street and 6 <sup>th</sup> Street. Grant funding requires a 10% match. Applications are due August 13, 2021. Recommendation for funding is scheduled for November 19, 2021.
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<b>COUNCIL ACTION REQUESTED:</b>	Passage of Resolution E-935
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**APPROVED FOR AGENDA**

**DISAPPROVED**

July 27, 2021

\_\_\_\_\_  
**COUNCIL MEETING DATE**

\_\_\_\_\_  
**MAYOR/CITY ADMINISTRATOR**

City of Cheney  
609 Second Street  
Cheney, WA 99004

**CITY OF CHENEY, WASHINGTON  
RESOLUTION E-935**

**A RESOLUTION AUTHORIZING THE SUBMITTAL OF A  
TRANSPORTATION IMPROVEMENT AND PRESERVATION GRANT  
APPLICATION TO THE WASHINGTON STATE TRANSPORTATION  
IMPROVEMENT BOARD**

**WHEREAS**, the Washington State Transportation Improvement Board (TIB) is soliciting for projects for street improvements and preservation; and

**WHEREAS**, the City of Cheney wishes to submit an application for street preservation work on Clay Street and 6<sup>th</sup> Street.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Cheney to authorize the Mayor to submit a transportation improvement and preservation grant application to the Washington State Transportation Improvement Board.

ADOPTED, on this 27<sup>th</sup> day of **July, 2021** by the Cheney City Council at their regularly scheduled meeting at the Cheney Council Chambers, 609 Second Street, Cheney, WA 99004.

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Chris Grover, Mayor

ATTEST:

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Cynthia L. Niemeier, City Clerk

CITY OF CHENEY  
CITY COUNCIL ACTION REQUEST

<b>ISSUE:</b>	Text Amendment (CMC – Title 21)	<b>AGENDA ITEM #:</b>	21-067
<b>DEPT. OF ORIGIN:</b>	Planning	<b>DATE:</b>	06/23/2021

<b>EXHIBITS ATTACHED OR REFERENCED:</b>	(1) Ordinance Y-12 (2) Planning Commission Recommendation
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<b>Council Committee Recommendation</b>	Yes		No		None	X
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DEPT/DEPT HEAD INITIALS	APPROVE	DO NOT APPROVE	NO COMMENT	COMMENTS
Public Works/TA	TA			

<b>FISCAL IMPACT</b>	<b>EXPENDITURE REQUIRED:</b>	\$		<b>AMOUNT BUDGETED</b>	
	<b>APPROPRIATION REQUESTED:</b>	\$			

<b>SUMMARY:</b>	The purpose of this ordinance is to allow for a bonus density of a third unit on only 5,000 square foot parcels in the R-3 (Multi-Family) Residential if 1 bed / 1 bath or studio units are constructed.
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<b>COUNCIL ACTION REQUESTED:</b>	Second reading of Ordinance Y-12
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\_\_\_ **APPROVED FOR AGENDA**

\_\_\_ **DISAPPROVED**

July 27, 2021  
\_\_\_\_\_  
**COUNCIL MEETING DATE**

\_\_\_\_\_  
**MAYOR/CITY ADMINISTRATOR**



**CITY OF CHENEY, WASHINGTON**

**ORDINANCE NO. Y-12 (R-3 Multi-Family Zoning)**

**AN ORDINANCE AMENDING TITLE 21 ENTITLED "ZONING" OF THE CHENEY MUNICIPAL CODE AND PROVIDING FOR OTHER MATTERS RELATED THERETO**

**WHEREAS**, to preserve the public health, safety, and general welfare, updates to the zoning title are needed to bring the code into compliance with the Comprehensive Plan, and overall growth of the community; and

**WHEREAS**, the amendment to CMC Title 21 will further the development of a better community with clearer definitions, clear illustrations, and cohesive development regulations that will encourage higher quality development.

**NOW, THEREFORE**, the City Council of the City of Cheney, Washington, do ordain as follows:

**Chapter 21.24 – Multi-family Residential (R-3 & R-3H) Zone**

**Section 1.** **Amendment.** Section 21.24.040 entitled “Density” is hereby amended to read as follows:

- B. *Exceptions.* The following exceptions are permitted to in regards to the density provisions contained in Table 21.24.040-1:
1. Nonresidential uses are exempted from the lot size and density requirements in this zone.
  2. Within a development of two or more lots, the minimum lot size may be averaged as long as no lot is smaller than 80 percent of the minimum required lot size of 5,000 square feet.

3. Legal lots of record (lots legally created) that do not meet the minimum lot size requirement may be developed with a single dwelling unit.
  4. Three (3) single bedroom or three (3) studio units may be permitted on a 5,000 square foot lot, to meet the minimum units for R-3 zones, still meeting all other applicable zoning requirements.
- C. Net densities are calculated by averaging lots sizes over an entire development. Individual lots may vary in size provided they do not exceed either the minimum or maximum lot area as identified in Table 21.24.040-1.

**Section 3. Severability.** If any section, sentence, clause or phrase of this ordinance shall 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.

**Section 4. Effective Date.** This ordinance shall become effective thirty (30) days after its passage, approval, and publication.

Introduced this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chris Grover, Mayor

ATTEST:

\_\_\_\_\_  
Cynthia L. Niemeier, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Stanley M. Schwartz, City Attorney

City of Cheney  
Community Development Dept.  
112 Anderson Road  
Cheney, WA 99004-1866



Phone: (509) 498-9240  
Fax: (509) 498-9249  
www.cityofcheney.org

## PLANNING COMMISSION RECOMMENDATION

**FILE #:** LUA2021-002

**HEARING DATE:** June 14, 2021

**PROPOSAL:** The Planning Department is petitioning to amend Title 21 of the Cheney Municipal Code. The proposed amendments are to the “multi-family Residential chapter” (CMC 21.24) with changes to subsection “B” (exceptions) to allow three 1 bed/bath or studio units on 5,000 square foot lots as part of a bonus density. No policy changes are being proposed.

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**RECOMMENDATION:**

Approval of amendments to Title 21

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**FINDINGS OF FACT:**

- A. Legal notice was published in the Cheney Free Press on June 10<sup>th</sup>, 2021, and on the City of Cheney website on June 3, 2021.
- B. The hearing was held in accordance with procedural rules for quasi-judicial hearings and in conformity with said requirements as set forth in the City of Cheney Municipal Code.
- C. Planning Commission members were present and qualified to sit as decision-makers.
- D. In making its recommendation, the Commission recognizes the procedural and legal requirements of the City of Cheney Municipal Code, and weighed fully each requirement in arriving at its decision.
- E. The Commission adopts the Findings of Fact in the Staff Report provided for the Planning Commission Hearing.

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**SIGNATURES:**

Dated this 15<sup>th</sup> day of June 2021.

  
Rick Mount, Chairman

  
Brett Lucas, Senior Planner