

**MINUTES
OMAK PLANNING COMMISSION
ZOOM MEETING
FEBRUARY 2, 2021**

Call to Order:

Chairwoman Okland called the meeting via Zoom of the Omak Planning Commission to order at 5:36PM and a quorum was established.

Commissioner & Administrative Personnel:

Sheila Harrison	Kurt Danison, Contract Planner
Stacey Okland, Chair	Tyler Wells, Building Official
Pat Davisson, Vice Chair	Connie Thomas, City Clerk
Erin Mundinger	Todd McDaniel, City Administrator
Barry Hansen - absent	
Anne Potter	

Approval of Minutes – January 5, 2021 Meeting

Commissioner Harrison moved to accept the January 5, 2021 meeting minutes with a correction. The nomination of Vice Chair should have been Anne Potter, rather than Erin Mundinger. The motion was seconded Commissioner Davisson. Motion carried.

Public Hearing – Canceled

Santiago Sagebrush Village, LLC – Binding Site Plan

Citizen John (unknown last name) was in attendance and asked why the developer decided to pull their application. Chairwoman Okland asked Building Official Wells to speak to that. Mr. Wells explained that Santiago Sagebrush Village, LLC did not foresee some of the mitigation involved in the development such as, the traffic issues in that area. The City sent a letter to the developer including some preliminary conditions and Santiago Sagebrush Village determined it would be too costly to proceed with the 402-unit manufactured housing park.

Old Business:

Transportation Element-Comp Plan

Contract Planner, Kurt Danison asked if any of the members had an opportunity to review the draft Transportation Element that he sent early January. He offered to answer any questions, hear comments and issues. He explained that toward the end of the Transportation Element section there was a list of projects. He did his best to incorporate the requests from the Planning Commissioner's. He said if the commissioners are satisfied with the document, the next step would be to schedule a public hearing. Commissioner Mundinger felt the document included exactly what the Planning Commission laid out. She asked how the items would be prioritized. Mr. Danison explained that annually, City Council holds a Public Hearing for the Six Year Transportation Plan. This plan ranks projects and puts them in queue for funding. There is not a lot of funding for streets but, unlike other Cities, Omak dedicates a portion of property tax to the street fund to help fund projects. Commissioner Harrison said the correction marks on the document were helpful to direct where changes were made. Contract Planner Danison explained to the commission that he needed to update the Okanogan County Transportation & Nutrition paragraph and the maps. After the updates, he will email the commissioners for their review. At the March 2, 2021 the commission will have another chance to review the document and then set a date for a public hearing. Chairwoman Okland referred to B-11, "The bridge is slated for a significant improvement". She asked when the improvements would start. Administrator McDaniel said the area has been surveyed and the state will be working on land acquisition. He thinks the project will begin in late fall or early spring of 2022. Mr. Danison explained the first phase will be a pedestrian bridge. Administrator McDaniel said that the pedestrian bridge will accommodate emergency vehicles. He anticipates the project taking a couple years and expects it will be an inconvenience. Chairwoman Okland and other Commissioners are happy to hear about that project moving forward.

Other Business

City Update – Tyler Wells and Kurt Danison

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Mr. Danison explained to the Planning Commissioners that staff and city engineers have spent a lot of time on Santiago Sagebrush Village, LLC. He said that the City of Omak was very receptive and interested in the project. When the application was reviewed, city staff found there was no mitigation for storm water, traffic, or cultural resources. The application included a 402-unit manufactured housing development that would generate over 3,000 cars per day. The application did not include any estimates of water used or sewer generated. City Staff made the decision to not make the SEPA Threshold Determination but instead, send the application and SEPA Checklist out to agencies and the public for review and comment. The City received comments from Washington State Department of Transportation as to traffic concerns, Okanogan County had questions about Engh Road as a portion of that road is theirs. Department of Ecology submitted comments about their stormwater management plan. The City also received comments from the Colville Confederated Tribes, Washington State Department of Archaeology & the public. Based on the comments, the City drafted a letter of preliminary conditions and city standards. The letter included a list of items that needed to be addressed prior to the City being able to make a SEPA determination. The issues include water, sewer, traffic, stormwater and cultural resources. After Santiago Sagebrush Village, LLC reviewed the letter, they realized the studies and potential for improvements to mitigate impacts were, more than basic infrastructure they had proposed, significantly increasing the cost of development. Mr. Danison hopes they will consider a smaller development to work through the issues. He explained that the letter was well represented of all the comments received by the city.

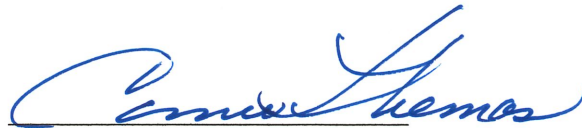
Mr. Danison also shared with the Commissioners that he is finishing up the Capital Facilities Plan and he is willing to share that at the next Planning Commission meeting if that is something the Commission would like to see.

Building Official Wells told the Commissioners that he has been onsite at Meadow Point and it's moving along. He is expecting new plans from Meadowlark after the engineers review and comments. He also shared with the Planning Commission that the board still has a vacant position and another pending. Member Davisson shared that she submitted her resignation effective April 1, 2021. If they know of anyone interested in volunteering, they should contact the City.

As there was no further business, the meeting was adjourned at 6:00 p.m.

SIGNED:

Stacey Okland, Chair



Connie Thomas, City Clerk