

MINUTES
OMAK PLANNING COMMISSION
ZOOM HYBRID MEETING
APRIL 6, 2021

Call to Order:

Chairwoman Okland called the meeting of the Omak Planning Commission to order at 5:30PM and a quorum was established.

Commissioner & Administrative Personnel:

Sheila Harrison - absent	Kurt Danison, Contract Planner - absent
Stacey Okland, Chair	Tyler Wells, Building Official
Erin Munding	Connie Thomas, City Clerk
Barry Hansen	Amanda Dickinson, Deputy Clerk
Anne Potter	
Jack Schneider	

Approval of Minutes:

Commissioner Munding moved, seconded by Member Potter to approve the March 2, 2021 meeting minutes as written. The Commissioners voted and unanimously approved the motion.

Public Hearing:

Sagelands Phase 3 Subdivision – Preliminary Approval

Chairwoman Okland opened the public hearing at 5:31 pm. She read the disclaimer letting everyone in attendance know that they will have the opportunity to be heard and that the hearing was being recorded. There were no members of the Commission that recused themselves nor did they have any financial interest in the outcome of the hearing. She asked Building Official Wells to present the staff report. Mr. Wells read the staff report in its entirety. He ended by recommending the Planning Commission preliminarily approve the Sagelands Phase 3 Long Plat to the City Council subject to the conditions and to finding in the Staff Report. Chairwoman Okland thanked Mr. Wells for the report. She opened the hearing to comments from the audience.

Barbara Christensen – 410 Koala Avenue

Ms. Christensen told the Commission that she has safety concerns with the narrow streets that are currently on Paintbrush Lane. She didn't know if the width of the streets in the development had been mitigated or not. In the current development there is no parking with a couple of signs posted. She observes parking in the cul-de-sacs and in front of homes. She has safety concerns for emergency vehicles trying to enter and especially in the winter when the streets are narrower because of snow. She has also seen children in the road as there is no sidewalk for them to play on. She asked if the streets in the new development could be wider than twenty-four feet and if the lots could be reconfigured to accommodate the wider street. There was discussion about no parking signage in the current housing developments.

Chairwoman Okland asked if the Planning Commissioners had any questions of the public or staff. Commissioner Munding said that she would like to piggyback on Ms. Christensen comments stating there is not parking in the cul-de-sac on Petra Court but, there is parking on the current cul-de-sac on Paintbrush Lane. Building Official Wells explained that there is also no parking permitted in the cul-de-sac on Paintbrush Lane and there may need to be signage installed.

Commissioner Hansen referred to the comments provided by Ryan and Katherine Klett of 708 Paintbrush Lane. Their letter expressed concern that in phase 2, there were covenants, conditions, and restrictions (CC&R's) submitted with the development and in Sagelands Phase 3, CC&R's none are included. Member Hansen would like to know what CC&R's were included in phase two that are not included in phase 3. He would have concerns if manufactured homes were allowed in phase 3 but not in phases one and two. This could reduce property values in the area. Building Official Wells said there are no CC&R's proposed for Sagelands Phase 3. He did go back and pull the CC&R's from phase 2 and discussed similar concerns with City Attorney Howe. He said the City would not regulate the CC&R's and that would be an HOA. Regarding Member Hansen's concerns, manufactured homes are allowed in accordance with our Omak Municipal Code. The City would make someone aware of covenants and restrictions on the plat. Member Hansen asked why Sagelands Phase 3 not conform to the other phases.

Shane Kitchen – Applicant of Sagelands, Phase 3

Mr. Kitchen explained that he had not thought of CC&R's but were planning on homes similar to those in phase one and two. He would like to keep the development consistent to what is already there and construct stick-built homes. He is not planning on constructing the homes as, he will just be developing the lots and selling them. Member Hansen

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again expressed concern about this current application not containing the CC&R's. Ms. Christensen stated that when she purchased her home, she was provided a sheet of paper with covenants and some of those were stick built homes, setbacks for fencing and the type of roofing materials. She has owned the home since 2009 and there has never been a Homeowner's Association established.

Brian Power – 602 Jackson Street

Mr. Power asked if there are changes to the original platting and city requirements in the new plat, road widths, infrastructure and turn radius. Building Official Wells said that this phase conforms with the original plat.

There were no further questions or comments from public or staff so, the testimony of the public hearing was closed at 6:01pm.

Chairwoman Okland said the subject is now open for discussion amongst the Planning Commission members. Member Okland asked again about the covenants. Building Official Wells said again, the City of Omak will not enforce covenants as it is the responsibility of the buyer of the land. Member Hansen said that he understands the City will not enforce CC&R's but for the continuity of Sagelands Phase 3, having the covenants in place will give the new owners something to work with. He is uncomfortable with just sending a recommendation to Council based on the staff report and wants to make sure City Council is aware there are no covenants with this development. Applicant, Shane Kitchen told the Commission that he will review the CC&R's for phase 2. He is going to assume they will keep them as he doesn't want to make phase 3 different than phase one and two. Without reviewing the CC&R's he is not going to say for sure they will add those in but, he wouldn't see a problem keeping the phases similar. He also mentioned the attraction to the property was to continue developing what is already there.

Councilmember Okland asked for a motion. Member Munding moved, seconded by Member Potter that the Long Plat application be forwarded to city Council with the recommendation of approval with concurrency of staff recommendation and conditions laid out in the Staff Report, with considerations for CC&R's. Motion carried.

New Business:

Set Public Hearing – Transportation Element of the Comprehensive Plan – May 4, 2021

Building Official Wells told the Commissioners that the Transportation Element packet has been sent out to agencies for comment. He will publicize the public hearing for May 4, 2021. He will ensure each member is emailed an electronic version of the packet and a hard copy can be picked up at Omak City Hall.

Other Business:

City Update – Tyler Wells

Member Potter asked Mr. Wells about the new housing. Mr. Wells explained that Meadowlark will be located off Jonathan directly behind Harbor Freight. They will be developing a portion of the street and sidewalk toward Quince Street.

Member Munding asked when the Sageland Phase 3 would begin construction. Building Official Wells explained that the letter of transmittal from the Planning Commission will go to Council on April 19th. If Council approves the application, then construction can start. Council will need to consider final approval of the development after everything is built out. Member Schneider asked about access from the North School playground through Sagelands Phase 3 as parents and students use that as access. Building Official Wells said the access is still available. The Commissioners spent some time looking at the parcel on mapsifter.

As there was no further business, the meeting was adjourned at 6:35 p.m.

SIGNED:


Stacey Okland, Chair


Connie Thomas, City Clerk



City of Omak
PO Box 72
Omak, WA 98841
Phone: 509-826-1170

LETTER OF TRANSMITTAL

DATE: April 7, 2021
TO: Omak City Council
FROM: Stacey Okland, Acting Chairman
Omak Planning Commission
RE: Planning Commission Recommendation – Request for Preliminary approval of 15 lot Long-Plat in the City of Omak (LP-1-2021).

Dear Councilmembers;


The Omak Planning Commission, in regular session April 6, 2021, Public Hearing, reviewed the proposed application for preliminary approval of LP-1-2021 (Sagelands Phase 3), submitted by Shane Kitchen. The attached staff report provides more detail and conditions.

The following motion was made:

“Commissioner Erin Munding, seconded by Commissioner Ann Potter that the Long Plat application be forwarded to City Council with the recommendation of approval with concurrency of staff recommendation and conditions laid out in the Staff Report, with considerations for CC&R’s. Motion carried.”

Thank you for your time and consideration.

Sincerely,


Stacey Okland, Acting Chairman
Omak Planning Commission



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Sincerely,


Stacey Okland, Acting Chairman
Omak Planning Commission

