
AGENDA
OMAK CITY PLANNING COMMISSION MEETING
Zoom – Hybrid Meeting
Tuesday – April 6, 2021 – 5:30 PM



ORIGINAL

A. CALL TO ORDER

B. ESTABLISH A QUORUM

Stacey Okland, Chair
Anne Potter, Vice Chair
Erin Munding

Barry Hansen
Sheila Harrison
John Schneider

C. APPROVAL OF MINUTES:

1. Approval of Minutes from March 2, 2021



D. PUBLIC HEARING

1. Sagelands Phase 3 Subdivision – Preliminary Approval



E. NEW BUSINESS:

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



F. OTHER BUSINESS:

City Update – Tyler Wells

 **Action by Planning Commission**

In accordance with the "Stay Home, Stay Healthy" order from Governor Inslee, our Council Meeting will be conducted using Zoom Meetings (information on next page).

If you need support, contact the City Clerk in advance of the meeting by calling 509-826-1170 or e-mail clerk@omakcity.com for assistance.

Join Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/81145583529?pwd=WGh5QUhZWjFISUY5cEE5bkIJRkNzUT09>

Meeting ID: 811 4558 3529

Passcode: 265267

One tap mobile

+12532158782,,81145583529#,,,,*265267# US (Tacoma)

+16699006833,,81145583529#,,,,*265267# US (San Jose)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 811 4558 3529

Passcode: 265267

Find your local number: <https://us02web.zoom.us/j/81145583529?pwd=WGh5QUhZWjFISUY5cEE5bkIJRkNzUT09>

**CITY OF OMAK
LAND USE PERMIT APPLICATION COVER SHEET QUESTIONNAIRE**

PROJECT TITLE: Plat of Sagelands, Phase 3 Addition to Omak **FILE ID#:** LP-1-2021

This application is for (check all that are relevant):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Long Plat | <input type="checkbox"/> Zoning Conditional Use Permit |
| <input type="checkbox"/> Long Plat Alteration | <input type="checkbox"/> Zoning Variance |
| <input type="checkbox"/> Short Plat | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Zoning Map Amendment |

ALSO USE JARPA APPLICATION FOR FLOOD PLAIN AND SHORELINE PROPOSALS

VESTING DATE OF APPLICATION: 2/18/21 **BY** 

APPLICANT: Shane Kitchen
Mailing address: 22026 Bulson Road, Mount Vernon, WA 98274
Contact person: Shane Kitchen Phone #: (206) 786-9437

ENGINEER/SURVEYOR OF RECORD: Timothy R. Pecha
Firm name: BDK Engineering, LLC Phone #: (509) 826-2800
Mailing address: 1105 Koala Drive, Omak, WA 98841

OWNER OF PROPERTY: Shane Kitchen
Mailing address: 22026 Bulson Road, Mount Vernon, WA 98274

GENERAL PROJECT INFORMATION:

This application is made pursuant to the following ordinance sections: _____

Description of the proposal: It is proposed to create a residential subdivision on a 3.4 acre parcel for the purpose of providing 15 lots for single-family residences.

Description of the existing use(s) of the property: The property is undeveloped at this time.

Description of the proposed use(s) of the property: Upon completion, the property will be available for purchase for the construction of single-family residences.

Street address of the site: The property, located between Locust Street and Oak Street, and accessed by Koala Avenue, currently has no address.

Legal description of the subject property: See Attachment 'A'

Current land use designation for the subject property:

- Comprehensive Plan: Low Density
- Shoreline Environment: Not Applicable
- Flood Plain Zone: Zone C, Areas of Minimal Flooding
- Zoning District: RS – Residential Single Family

Are there existing relevant permits or approvals held to the subject property? If yes, state the permit number and issuing agency: No existing permits are known to exist.

Will the proposal effect the access to the property? If yes, please describe: The is currently accessed via Koala Avenue from Locust Street and this will continue to be the access to the property once developed.

Will the proposal require work within an existing public right-of-way? If yes, please describe: Yes, the proposal will require some minor utility and street work within existing right of ways to extend the road and utilities. The majority of the street and utility work will be done within new right of ways.

Will the proposal require additional or changes to the water and or sewer services? If yes, please describe: Existing water & sewer facilities will be extended to the project site.

Water service is provided by: City of Omak
Sanitary sewer service is provided by: City of Omak
Storm sewer service is provided by: Storm water to be retained and infiltrated on site.

Is the property served by an irrigation district? If yes, note the name of the servicing district and describe any effect the proposal will have on the service: The property is not served by an irrigation district

This proposal requires by ordinance the following public notice:

- Publishing Notice of Application 1 times in the Chronicle.
- Publishing SEPA Threshold determination in the Chronicle
- Posting Notice of Application in 1 conspicuous places on the project site.
- Mailing of the notice to the latest recorded real property owners as shown by the records of the County Assessor within at least 300 hundred feet of the boundary of the property upon which the development is proposed.

PLEASE INCLUDE; SUBJECT PERMIT APPLICATION, REQUIRED PLANS AND SPECIFICATIONS, RELATED SEPA DOCUMENTS, LIST OF ADJACENT LANDOWNERS MAILING LIST, AND VESTING FEES.


I hereby apply for the above noted permit(s). By signing below I hereby certify that I am the above applicant and hereby state that the foregoing information, and all information attached hereto, as true to the best of my knowledge, with the understanding that inaccurate, incomplete and/or false information may cause delays and/or provide cause to void this application and any subsequent approvals. Further, I understand that in addition to the filing fees, I am responsible for reimbursement to the City for all costs incurred in processing this application, these costs may include, but are not limited to; postage, publishing, copies, peer review and special consultant review and inspection.

 2/16/2021
Applicant's Signature Date

Property Owner's Signature Date
(Mandatory if different from applicant)

*** OFFICE USE ONLY ***

Is the proposal categorically exempt from a threshold determination in accordance with the State Environmental Policy Act? (YES) or (NO) Basis of exemption:

By:  Date: 2.18.21

SEPA ENVIRONMENTAL CHECKLIST
WAC 197-11-960

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Plat of Sagelands, Phase 3 Addition to Omak

2. Name of applicant:

Shane Kitchen

3. Address and phone number of applicant and contact person:

4.	Applicant: Shane Kitchen 22026 Bulson Road Mount Vernon, WA 98274	Contact: Timothy R. Pecha, PE PLS BDK Engineering LLC (Agent) 1105 Koala Drive Omak, WA 98841
----	--	--

4. Date checklist prepared:

February, 2021

5. Agency requesting checklist

City of Omak

6. Proposed timing or schedule (including phasing, if applicable):

Necessary infrastructure such as water, sewer & power as well as proposed public road are planned to be constructed in 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This plat will not be expanded upon in the future.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None anticipated or known.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Omak – Plat Approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The purpose of this proposal is to create a long plat addition to Omak consisting of 15 individual lots for single family housing.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located within the Southeast quarter of the Northeast quarter of Section 26, Township 34 North, Range 26 East, W.M., Okanogan County midway between Locust Street and Oak Street and north of Jonathan Lane.

B. ENVIRONMENTAL ELEMENTS:

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous
The site consists of one tax parcel totaling 3.4 acres located near the North Omak Elementary school. The site is flat with very little slope to it.

b. What is the steepest slope on the site (approximate percent slope)?

Less than 3%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Most of the parcel is Ewall loamy fine sand. The land and soil is not designated agricultural land of long term significance. No soils will be removed from the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Because of the relatively flat site, it is not anticipated that excessive grading will be required. Minor surface grading of the property will occur during site preparation. On-site material will be used in addition to rock imported for roadbed work. Amount of rock necessary is estimated to be 1,400 yards. Local gravel pits will be the source of rock.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not likely, due to the relatively flat topography.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 60% of the site will be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

All development within this plat shall be required to retain stormwater on site, most likely by utilizing detention ponds, infiltration trenches, or a combination of both.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction potential sources of air emissions could include ambient dust and construction vehicle engine emissions. Upon completion of project, emissions would be typical of that for a residential development, primarily from vehicle emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Watering or other approved means of dust suppression will be instituted as necessary for suppressing dust during periods of construction. Disturbed areas will be revegetated or graveled as soon as practical To reduce the potential for blowing dust or soil.

3. Water

- a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No, there are no surface water bodies on site or in the immediate area.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No. Domestic water for future needs associated with this plat will be withdrawn from the City's domestic water system.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so describe the type of waste and anticipated volume of discharge.

No, the proposal will not result in any discharge of waste materials to surface water. Normal runoff from precipitation events will be retained on site in retention areas/bioswales. Sewage discharges from future development will be collected and transported to the City of Omak's sewage treatment facility.

b. Groundwater:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Water for domestic and landscape irrigation will be withdrawn from the City's domestic water system. It is anticipated that 15 new lots would average approximately 200 gallons per day of water usage (inside and outside) for a total daily average of approximately 3000 gallons.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural: etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None anticipated. The project will be connected to the City of Omak municipal sewer system. No discharge into the ground will occur from septic tanks or any other source.

c. Water runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

It is anticipated that runoff from roadways and other impervious surfaces will typically be channeled to appropriately sized on-site containment and dissipation structures, i.e., drywell/infiltration trenches, swales and retention ponds, etc. in compliance with the current Stormwater management manual for Eastern Washington.

2) Could waste materials enter ground or surface waters? If so, generally describe.

The project will be served by adequate storm and sanitary sewer facilities so that the potential for significant impacts to ground and surface water will be minimal.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The construction of roadways and subsequent placing of commercial structures will not likely change the historic drainage pattern on the parcel due to the flat topography and the fact that there is no evidence of existing drainage patterns crossing the undeveloped property. All runoff from precipitation events will continue to be retained on-site and directed to retention ponds/bioswales.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

All runoff from precipitation events will continue to be retained on-site and directed to retention ponds/bioswales. Development within this plat will be required to comply with the City's requirements for storm water runoff. It is anticipated that the City will review subsequent improvements for compliance during the building permit application and review process.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other _____
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation (scattered scrub brush)

b. What kind and amount of vegetation will be removed or altered?

It is anticipated that upon full development of this residential plat, all scattered brush will have been removed.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed at this time. It is anticipated that development within each residential lot will follow standard practices for residential developments.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Hawks, songbirds, magpies, crows, and starlings are occasionally observed on the parcel.

- b. List any threatened or endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

There exists no evidence that the immediate project site is part of a migratory route.

- d. Proposed measures to preserve or enhance wildlife, if any:

The site does not provide significant critical habitat for wildlife. No mitigation measures are proposed.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs. Describe whether it will be used for heating, manufacturing, etc.

It is anticipated that development within this residential plat will utilize electricity for heating, cooling and lighting needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Future development will be required to meet any current conservation and efficiency rules that may be included as a part of building standards adopted by the City or by the utility providing the supply of energy.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

As development occurs, the potential risk for fires may be increased. No other extraordinary environmental health hazards are expected.

1) Describe any known or possible contamination at the site from present or past uses.

The site has not been used for industrial activities. The site was used for agricultural purposes prior to about 1990 but no contamination is known or suspected to exist on the site.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There will be no toxic or hazardous chemicals stored, used, or produced on the site.

4) Describe special emergency services that might be required.

No special emergency services will be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

There are no environmental health hazards. No mitigation measures are proposed.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The site is in an area already characterized by residential developments as well as an elementary school. Existing noise includes elementary school playground noise and minor traffic noise. None of these noises are expected to effect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In the short term, noise generated from construction equipment can be expected as the site is developed. Construction noise will be limited to daylight hours.

In the long term, noise typical of a residential development and associated automobile traffic can be expected.

3) Proposed measure to reduce or control noise impacts, if any:

Short term noise from construction will be minimized by adequate equipment mufflers and by restricting work to daylight hours.

Long term noise control must rely upon existing state and local regulations.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently not utilized. Surrounding properties to the north and east are also currently not in use. Property to the south is a residential development (Sky View Addition to Omak) and the property to the immediate west is also residential (Sagelands, Phase 2).

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has no history of being a working forest land but was used for agricultural purposes in the past (apple orchard). However, the project site has been out of agricultural production for at least 30 years and has not been in use since the orchard was removed. No agricultural or forest land of long term commercial significant will be converted to other uses.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, there are no surrounding working farms or forest land.

c. Describe any structures on the site.

There are no structures on site.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Residential Single-Family (RS)

f. What is the current comprehensive plan designation of the site?

Low Density

g. If applicable, what is the current shoreline master program designation of the site?

There are no shorelines hence no shoreline designation on the site.

h. Has any part of the site been classified as an "environmentally sensitive" area?
If so, specify.

The project site is situated within a moderate/high potential aquifer recharge area according to the City of Omak's critical areas map.

i. Approximately how many people would reside or work in the completed project?

This project proposes 15 single-family housing units with an average household size of four (4) occupants yields an expected number of 60 residents. As a residential development, it is not anticipated that anyone will work within the completed project.

j. Approximately how many people would the completed project displace?

Zero.

k. Proposed measures to avoid or reduce displacement impacts, if any:

There are no displacement impacts so no mitigation measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

As a residential subdivision, this proposed project is completely compatible with not only the existing zoning of the property, but with the surrounding residential neighborhood.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no impacts to agricultural or forest land of long-term commercial significance. No mitigation measures are proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This project proposes 15 single-family housing units for low to middle-income buyers.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Zero.

- c. Proposed measures to reduce or control housing impacts, if any:

Since no housing units will be eliminated, no mitigation measures proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

All construction shall comply with existing City regulations for Residential Single-Family zoning.

- b. What views in the immediate vicinity would be altered or obstructed?

Local views from adjacent properties may be impacted as this site is developed for use as would be customary for residential construction of one and two story housing.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None proposed.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light produced will be typical of that associated with residential development, with the majority of usage during the evening hours. Exterior lighting may be employed to ensure adequate safety during evening hours such as street lighting and individual yard lighting.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light generated by the project will not be of sufficient intensity to pose a safety hazard. The area is already characterized by typical residential lighting from surrounding neighborhoods and it is not anticipated that this project will significantly add to light impacts in the area.

- c. What existing off-site sources of light or glare may affect your proposal?

Residential developments already exist to the south and west of the project area. Light from these sources create glare that will be visible to the project area.

- d. Proposed measures to reduce or control light and glare impacts, if any:

All outdoor security and street lighting shall be down-shielded to prevent light spill onto surrounding property.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Primary recreational opportunities in the immediate Omak area include City parks, walking trails, boating and fishing, etc., as well as the playground Area around the North Omak elementary school.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The plat will include a pedestrian easement path that will extend from Petra Court Easterly to the North Omak elementary school playground.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no buildings, structures, or sites known to the applicant that are over 50 years old or eligible for registration.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Visual inspection of the site discovered no indications that the site was used as a campground or other gathering place. No indication of any cultural resources was observed. There have been no professional studies performed on the property.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Consultation with the CCT Department of History will occur as part of project review.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If artifacts or other indications of cultural resources are discovered during any ground disturbing activities all work will stop. The CCT Department of History and the State of Washington Department of Archeology and Historic Preservation will be contacted.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Currently this site has legal access from Koala Avenue via Locust Street through Sagelands, Phase 2 Addition to Omak. Koala Avenue will be extended into this development with an addition dead-end street with a cul-de-sac at the terminus.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Trango and Okanogan County Transit both serve the Omak area.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

No parking will be eliminated by this project. Each residential lot will have a minimum of two parking spaces. No on-street parking will be permitted.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes, Koala Avenue, a public right of way, will be extended approximately 300 lineal feet and terminate at the east boundary of the project. Future development to the east will be able to connect to Koala Avenue. An additional public right of way street approximately 600 lineal feet in length will be constructed to serve the interior of the project.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 150 additional vehicle trips per day would be generated. Peak volumes would occur during morning and evening commute times.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Development of this site would require additional services from the City including fire and police protection. Families moving into this development may contribute to a minor increase in health care services and added enrollment in public schools.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

It is believed that the incremental costs for providing services for on-going operations, such as fire and police protection, will be offset by the additional property tax revenues from new residential construction.

16. Utilities


- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, fiber optic cable, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

All required utilities will be extended to and through the site. Future development within this residential subdivision will require connection to these utilities. Electricity will be provided by Okanogan County PUD No 1. Potable water and municipal sewer services will be provided by the City of Omak. Several providers of telecommunication services are available in the area. The project site is currently undeveloped. All internal infrastructure will need to be constructed.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Timothy R. Pecha

Position and Agency/Organization BDK Engineering

Date Submitted: 2-24-2021

D. Supplemental sheet for nonproject actions [\[help\]](#)

The proposal is a project action. The supplemental sheet for the environmental checklist was not completed.

WAC 197-11-970 Determination of Non-Significance (DNS).

DETERMINATION OF NON-SIGNIFICANCE

February 24, 2021

Description of proposal: **An application has been submitted for preliminary approval of a 15 lot long plat to the City of Omak. The proposal entails development of a 3.4 acre parcel into 15 individual lots for single family residences.**

Proponent: **Shane Kitchen, 22026 Bulson Road, Mount Vernon, WA. 98274**

Location of proposal, including street address, if any: **Omak, WA. Parcel #3426260375**

Lead agency: **City of Omak, 2 North Ash Street. P.O. Box 72 Omak, WA, 98841.**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request at Omak City Hall, 2 North Ash Street, Omak, WA. 98841, during normal business hours.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 21 days from the date below.

Comments must be submitted by March 17, 2021. To Omak City Hall, P.O. Box 72 Omak, WA. 98841

Responsible official: **Tyler Wells**

Position/title: **Building Official / Permit Administrator**

Phone: **1-509-826-1170**

Address: **2 North Ash St. P.O. Box 72 Omak, WA. 98841**

Date: February 24, 2021 Signature: **Tyler Wells**

PRELIMINARY PLAT OF SAGELANDS, PHASE 3 ADDITION TO OMAK

Within the NE1/4 NE1/4 and the SE1/4 NE1/4 of Section 25, T. 34 N., R. 26 E., W.M.

INDEXING
PORTIONS OF THE NE1/4 OF SECTION 25, T. 34 N. AND OF THE SE1/4 OF THIS NE1/4, SECTION 26, T. 34 N. R. 26 E., W.M.

OKANOGAN COUNTY, WASHINGTON
DECLARATION & DEDICATION
THE OWNERS OF THE LAND SHOWN ON THIS PLAT, PURSUANT TO SECTION 174 OF THE OMAK PLAT ACT, HAVE HEREBY DECIDED TO DEDICATE TO THE PUBLIC THE RIGHTS AND INTERESTS SHOWN HEREON FOR THE PURPOSES OF THE OMAK PLAT ACT AND FOR THE USE AND PURPOSES SHOWN AND RECORDED ON THIS PLAT AND SEALS THIS ___ DAY OF _____, 20___.

ACKNOWLEDGMENT
STATE OF _____ COUNTY OF _____
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE PERSON WHO EXECUTED THE FOREGOING DECLARATION AND APPROVED IT TO THE BEST OF HIS KNOWLEDGE AND BELIEF WAS THE PERSON WHOSE NAME APPEARED THEREON AND THAT HE WAS COMPETENT AND CAPABLE TO EXECUTE THE SAME AT THE TIME AND PLACE SHOWN ON THIS PLAT AND SEALS THIS ___ DAY OF _____, 20___.

OKANOGAN COUNTY TREASURER'S OFFICE
I CERTIFY THAT THE TAXES, AS PRESCRIBED BY LAW, ON THE HEREN PROPERTY HAVE BEEN PAID IN FULL THIS ___ DAY OF _____, 20___.

CITY OF OMAK APPROVALS
EXAMINED AND APPROVED BY THE OMAK DEPARTMENT OF PUBLIC WORKS THIS ___ DAY OF _____, 20___

PUBLIC WORKS DIRECTOR
EXAMINED AND APPROVED BY THE OMAK PLANNING COMMISSION THIS ___ DAY OF _____, 20___

PLANNING COMMISSION CHAIRPERSON
EXAMINED AND APPROVED BY THE OMAK CITY COUNCIL THIS ___ DAY OF _____, 20___

MAYOR
ATTORNEY _____
CITY CLERK _____

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS ___ DAY OF _____, 20___
IN BOOK ___ OF PAGE ___
REQUEST OF _____
_____ COUNTY AUDITOR

DEPUTY

SURVYOR'S CERTIFICATE
THE MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME WITH THE INSTRUMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____
SHANE ATKINSON N AUGUST 1, 2020 DATE SURVEYED

SHT 1 OF 1
Trenchler & Pichler, P.E.'S CIVIL
Omak, Washington 99041
(509) 826-2800
RDK Engineering, LLC
FRANK FRU: 789
OMK MADE: 20207 PMS CY PLAT
DATE: 02-17-2023
SCALE: 1" = 40'



- SURVEY HISTORY NOTES**
- REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - APPROVED BY THE CITY OF OMAK AND THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.
 - REVISIONS TO THIS PLAT WERE MADE BY U.S. SURVEYOR GUY H. COOK, REGISTERED PROFESSIONAL SURVEYOR AND COUNTY AUDITOR FOR THE ORIGINAL RECORDING OF THIS PLAT IN THE OFFICE OF THE OKANOGAN COUNTY PUBLIC WORKS.

- EQUIPMENT & PROCEDURES**
- EQUIPMENT: MONUMENT SET, TOTAL STATION, AND TRIMBLE RP 50S RECEIVER.
- PROCEDURES: MONUMENT SET BY STAKE AND IRON PIN. THE SURVEY WAS RUN BY THE TRIMBLE RP 50S RECEIVER WITH A CONVENTIONAL TOTAL STATION. THE SURVEY WAS RUN ON A GRID. THE POINTS WERE BENCHMARKED TO THE NAD 83 DATUM. THE SURVEY WAS RUN IN A SINGLE WALK. THE POINTS WERE BENCHMARKED TO THE NAD 83 DATUM. THE SURVEY WAS RUN IN A SINGLE WALK.

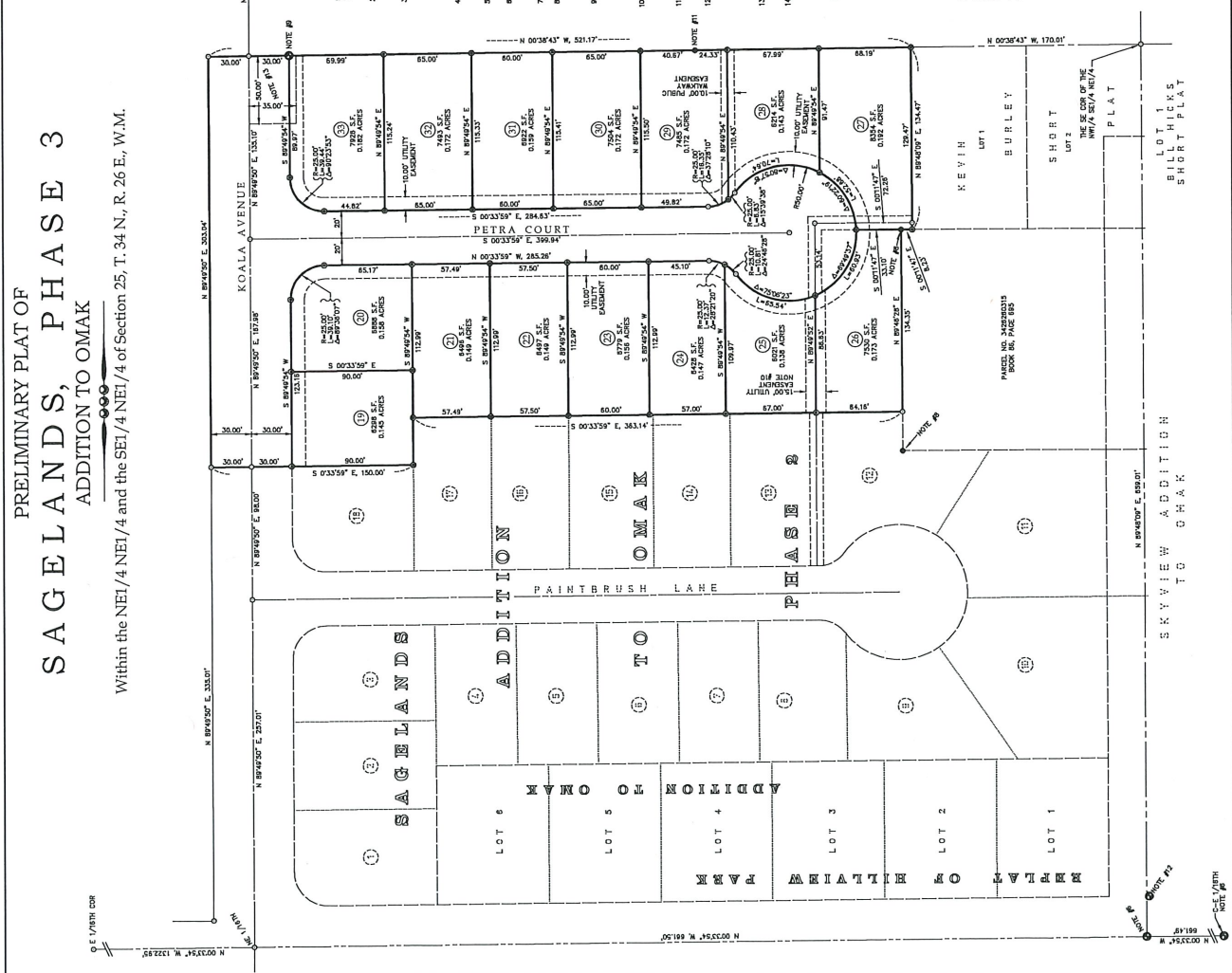
BASIS OF BEARINGS
THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED UPON THE OMAK PLAT ACT AND THE INSTRUMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____.

CONTROL DIAGRAM
NE 1/4 SECTION 26, T34N R26E, W.M.
A diagram showing the layout of the section with bearings and distances for various corners and points, including 'NOTE #1' and 'NOTE #2'.

LEGEND

- FOUND IRON PIN AS NOTED
- CALCULATED POINT ONLY; BEARING FOUND OR SET
- SET 3/4" X 24" BEAR & CH. I.L. 3396
- () RECORD GRID DATA

GRID DISTANCES STATEMENT
THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED UPON THE OMAK PLAT ACT AND THE INSTRUMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____.



Scale: 1" = 40'
North Arrow
Bearing and Distance: N 89°42'50" E, 335.07'

THINKING & IMAGINING
1103 KADAM DRIVE
OMAK, WASHINGTON 98841
(509) 828-2800

BK&K
Engineering, LLC

DATE: 02-17-2021
SCALE: 1" = 40'
CHECKED BY: [Redacted]
DRAWN BY: TRP

NO.	REVISION	DATE	APPR'D.
1	REVISED PER CITY'S REVIEW COMMENTS	7/26/06	TRP
2	REVISED ROADWAY CENTERLINE POINTS	9/26/06	TRP
3	PHASE 1 HAS CONSTRUCTED	11/09/08	TRP

SURVEY CONTROL DATA	
CP-1	5/8" REBAR & SURVEYOR'S CAP
NORTHING	502,403.277
EASTING	1,595,144.897
ELEVATION	94.46
CP-2	5/8" REBAR & SURVEYOR'S CAP
NORTHING	502,403.277
EASTING	1,595,812.913
ELEVATION	98.40
CP-101	BRASS CAP IN CONCRETE
NORTHING	502,262.284
EASTING	1,471,471.471
ELEVATION	97.82



DATE: 02/17/2021

SAGELANDS - PHASE 3
RESIDENTIAL DEVELOPMENT
OMAK, WASHINGTON
STREET & UTILITY IMPROVEMENTS
OVERALL SITE PLAN

SHEET: 1
OF: 1

PROJECT NO.: 20037
DRAWN BY: TRP, J. LUTNEY, P.E.
DATE: 02/17/2021

- P R E L I M I N A R Y -
PLAT OF SAGELANDS - PHASE 3
STREET & UTILITY IMPROVEMENTS
OMAK, WASHINGTON

SURVEY CONTROL DATA

CP-1 5/8" REBAR & SURVEYOR'S CAP
NORTHING: 502,403.277
EASTING: 1,595,144.897
ELEVATION: 94.46

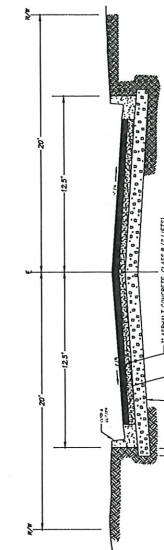
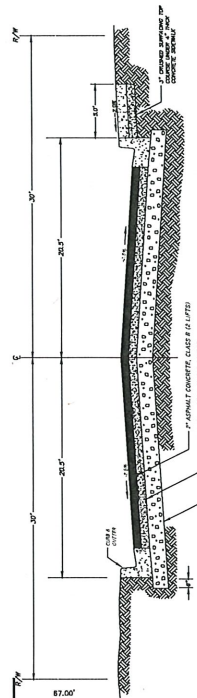
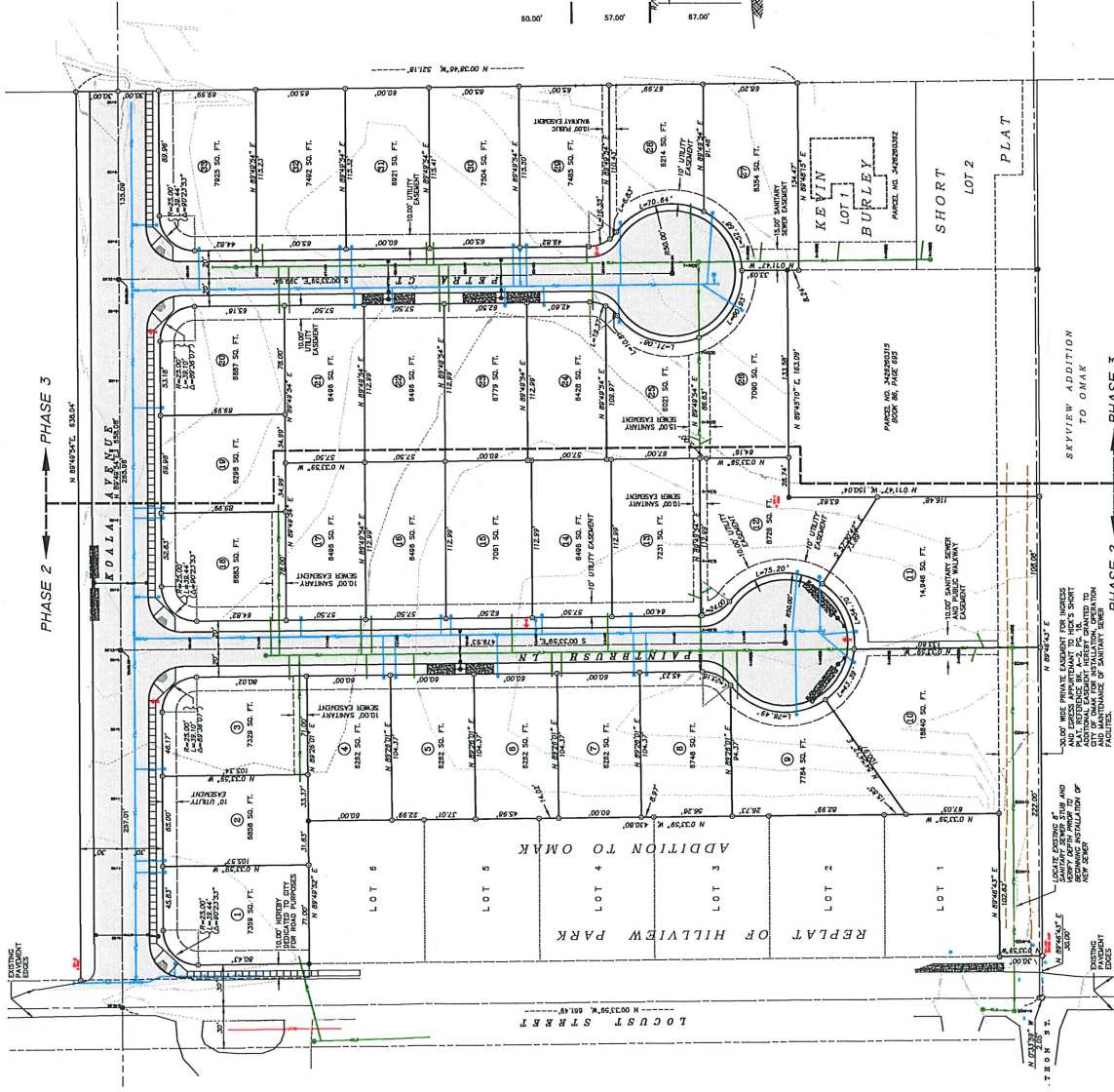
CP-2 5/8" REBAR & SURVEYOR'S CAP
NORTHING: 502,403.277
EASTING: 1,595,812.913
ELEVATION: 98.40

CP-101 BRASS CAP IN CONCRETE
NORTHING: 502,262.284
EASTING: 1,471,471.471
ELEVATION: 97.82

SCALE 1" = 40'

BEARING/BACKSIGHT RECOMMENDATIONS

POINT: [Redacted]
DISTANCE (FEET): [Redacted]
BEARING: [Redacted]



NOT TO SCALE

NOTE: ALL DIMENSIONS SHOWN ARE COMPLETED BEYOND

NOT TO SCALE

NOTE: ALL DIMENSIONS SHOWN ARE COMPLETED BEYOND

PHASE 2

PHASE 3

PHASE 2

PHASE 3

SKYVIEW ADDITION TO OMAK

REPLAT OF HILVIEW PARK

ADDITION TO OMAK

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOUSET STREET

TRON ST.

ALPINE ST.

PAINTBRUSH LN.

KOLA

SKYVIEW

HILVIEW PARK

KEVIN BURLEY LOT 1

SHORT LOT 2

PLAT

BDK Engineering, LLC

February 17, 2021

Tyler Wells, Building Official
City of Omak
PO Box 72
Omak, WA 98841

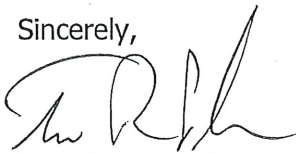
Re: Sagelands, Phase 3 Request for Deviation from Street Design Standards

Dear Mr. Wells:

The purpose of this letter is to request a deviation from the design standards for the City's street improvement requirements in conjunction with the proposed Plat of Sagelands, Phase 3 Addition to Omak. Specifically, the request is for a 24-foot wide paved street within a 40-foot wide right of way for Petra Court, a dead-end street to serve the new development.

Petra Court will be a new road serving twelve (12) lots within the proposed Sagelands, Phase 3 Addition and will parallel an identical road that was approved and built in conjunction with Sagelands, Phase 2 which serves fourteen (14) lots. Because Petra Court will terminate with a 100-foot diameter cul-de-sac surrounded by residential lots, there is no possibility for this road to be extended in any way in the future. Additionally, the plat will stipulate that no on-street parking will be permitted. Given these conditions, a 24-foot wide paved street surface with concrete curb and gutter will adequately serve the new residential development as well as match Sagelands, Phase 2.

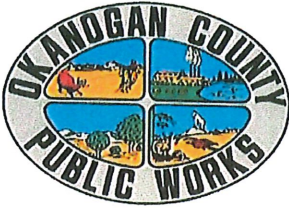
Sincerely,



Timothy R. Pecha, PE PLS
BDK Engineering, LLC

1105 Koala Drive
Omak, WA 98841

PHONE (509) 826-2800
EMAIL Tim@bdk-engineering.com
WEB SITE www.bdk-engineering.com



Okanogan County
Department of
Public Works
1234A Second Avenue South
Okanogan, WA 98840
(509) 422-7300 FAX (509) 422-7301

Josh Thomson P.E.
Director/County Engineer

Date: February 26, 2021

To: Tyler Wells, City Building Official/Permit Administrator
City of Omak

From: Anna Randall, Engineering Department
Okanogan County Public Works Department

Subject: Plat of Sagelands, Phase 3, 2021 LP-1

- The concept of the project appears workable with mitigation.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

March 3, 2021

Tyler Wells
City Of Omak
Building Official/Permit Administrator
2 North Ash St.
Omak, WA

In future correspondence please refer to:
Project Tracking Code: 2021-03-01276
Property: City of Omak_Sagelands Phase 3 Addition
Re: Survey Requested

Dear Tyler Wells:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to the Okanogan River, and evidenced by the multiple previously recorded archaeological sites in the Omak area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



MEMORANDUM

To: Tyler Wells
City of Omak Building Official

From: Ken Mears, Public Works Director

Date: March 11, 2021

Subject: Staff Report
Sagelands, Phase 3 Request for Deviation from Street Design Standards

The City received a letter from BDK Engineering, LLC for a deviation from Street Design Standards of Sagelands, Phase 3. The Public Works Departments have reviewed and discussed the plans and have the following recommendations and comments.

The Construction Standards for a "Minor Residential Less Than 500' in Length" ST-4 road width is 33 feet to back of curb. And the request is to construct a road width of 24 feet for the Phase 3 Sagelands Development.

Although allowing the deviation from the construction standards presents a minor maintenance issue in the winter months, Paintbrush Lane was approved for development with the deviation and rolled curbs.

The Public Works Department is not opposed to the request providing that all other road construction standards are followed.



Ken Mears
City of Omak
Public Works Director

March 16, 2021



Mr. Ken Mears
Public Works Director
City of Omak
2 North Ash Street
Omak, Washington 98841

SUBJECT: SAGELANDS PHASE 3 PRELIMINARY PLAT
CITY OF OMAK, OKANOGAN COUNTY, WASHINGTON
G&O #21819

Dear Mr. Mears:

At the City's request, we have reviewed the preliminary plat of Sagelands Phase 3 Addition to Omak plans submitted by BDK Engineering, LLC consisting of two sheets, dated February 21, 2021. Our review comments of the preliminary plat information follows:

UTILITY COMMENTS

The preliminary street and utility improvement plan provides an overall plan view of the proposed streets and utilities. It is our understanding that the developer will provide the City with comprehensive final plans, details, and design calculations in accordance with the requirements of *City of Omak Construction Standards for the Private Construction of Public Facilities (City Standards), November 2001*, for review and approval of proposed facilities located with City rights-of-way and utility easements prior to construction of the proposed improvements. As such, at this time our review comments are general in nature in anticipation of forthcoming comprehensive final plans in accordance with *City Standards*.

1. All proposed sewer, stormwater, and water utilities will be located within proposed City rights-of-way and utility easements and as such will be owned, operated and maintained by the City.
2. Spacing of proposed fire hydrants and valves appear to meet maximum spacing requirements in accordance with *City Standards*. We recommend that the Fire Chief review the preliminary plans for conformance with Fire Department standards regarding hydrant locations, spacing, and fire department vehicle accessibility to and within the proposed development.

Mr. Mears
March 16, 2021
Page 2

3. Preliminary water modeling indicates that available fire flows at the two proposed fire hydrant locations shown on the plans under maximum day demand conditions are approximately 1,200 gpm and 1,100 gpm.
4. As indicated in the Engineer's request for deviation, the proposed Petra Court roadway section does not meet *City Standards* regarding right-of-way and roadway widths and roadway cross slope for Minor Residential Streets less than 500 feet in length.

We look forward to reviewing final comprehensive plans, details, and design calculations prepared in accordance with *City Standards* when completed.

Let me know if you have any questions or require additional information.

Sincerely,

GRAY & OSBORNE, INC.



David G. Ellis, P.E.

DGE

Ryan and Katherine Klett
708 Paintbrush Lane
Omak, WA 98841
509-528-3678
kjcm22@gmail.com
March 16, 2021

RECEIVED
MAR 17 2021
CITY OF OMAK

City of Omak Planning Commission
City of Omak
PO Box 72
Omak, WA 98841

Dear City of Omak Planning Commission,

We live at 708 Paintbrush Lane and are responding to the public hearing concerning Shane Kitchen's application for development of Parcel #3426260375.

We were glad to hear that the proposed development maintains a public access easement to North Elementary School from Petra Court. As a family with young children, it is important to have a safe walking path for our children to the school and it is utilized by many in the neighborhood.

However, it is our understanding that there were no Covenants, Conditions, and Restrictions submitted with the Plat of the parcel #3426260375 originally planned as Sagelands Addition to Omak Phase 3. The City of Omak approved a set of Covenants, Conditions, and Restrictions for Sagelands Addition Phase 2 in 2006 restricting the type of residential dwellings allowed and, as such, we feel bears the responsibility to maintain continuity of the development that was previously approved. Failing to do so may negatively affect the character of the neighborhood as originally designed as well as the property values of existing and future residents. We respectfully request that the City of Omak Planning Commission consider requesting changes to the application submitted by Mr. Kitchen that address this matter.

Thank you for your consideration,

Ryan and Katherine Klett

Bethany Kirk
712 Paintbrush Lane
Omak, WA 98841
509-989-3830
kirkcdo@gmail.com
March 15, 2021

RECEIVED
MAR 17 2021
CITY OF OMAK

City of Omak Planning Commission
City of Omak
PO Box 72
Omak, WA 98841

Dear City of Omak Planning Commission:

I live at 712 Paintbrush Lane in Omak and received a notice of application regarding an application by Shane Kitchen for approval of a 15 lot long plat for development of a 3.4 acre parcel (#3426260375) near my home.

It is my understanding that the proposed plat includes an easement that would allow walking access to the playground of North Omak Elementary. I am writing to say how glad I am that this easement has been planned for. I would like to affirm how important it is that such an easement be a part of any plat plan that receives approval for this parcel.

Having such an easement will allow families easy access to walk young children safely to school. Traffic on Oak Street can be quite hectic at school pick up and drop off times, something which will only increase as the new housing units under construction on the east side of Oak Street become occupied. It is important to create a way for families in this neighborhood to easily and safely walk to North Omak Elementary, enabling them to avoid overly-long bus rides and chaotic traffic.

Thank you for your consideration.

Warm regards,


Bethany Kirk

STAFF REPORT

DATE: March 30, 2021

TO: Staff / Planning Commission

FROM: Tyler Wells, Building Official/Permit Administrator

RE: Preliminary Plat Approval – Sagelands Phase 3 Subdivision

Background:

Shane Kitchen of Mount Vernon, Washington, has submitted an application for and is seeking preliminary approval of the Sagelands Phase III Subdivision. The proposed subdivision, which also includes a request to deviate from street design standards as defined in Omak Municipal Code Section 17.32, entails the platting of a 3.39 Acre lot into 15 individual lots for single family residences. Access is planned through the continuation of Koala Ave.

This subdivision was formally called Hillview Park when phase 1 was platted by United Builders in 1996. The previously approved preliminary plat proposed to subdivide 9.33 Acres into 39 residential lots. Phase 1 (lots 1-6) was granted final approval in 1996 and has been built out. During phase 2, new owner, DJ Building Consultants changed the official name of the plat to Sagelands. Phase 2 entailed 18 additional lots and was granted final approval in 2006 and has been built out. Phase 3 conforms to the original plan and is proposing that the 15 remaining lots be subdivided with access being provided by a continuation of Koala Ave., and a new cul-de-sac to be named Petra Court.

Location Information:

Parcel # 3426260375. There is currently no address for this location.

The project site is located in the northwest quarter of the southeast quarter of the northeast quarter of Section 26, Township 34 North, Range 26 E.W.M., Okanogan County, Washington.

Comprehensive Plan Designation:

The subject property is designated as "Low Density Residential" in the "Greater Omak Area Comprehensive Plan" last updated on June 3, 2019.

Current Zoning:

The subject property is zoned "Residential Single Family" by Title 18 of the Omak Municipal Code and as per the official City of Omak Zoning Map.

Floodplains, Shorelines, Critical Areas, SEPA and Other Environmental Constraints:

The subject property is not located within the mapped floodplain protected zone or jurisdiction, however portions of the property are within an area designated as having a moderate/high aquifer recharge potential as per the City of Omak Critical Areas Map.

A SEPA checklist was submitted as required, and was circulated for comments to city staff and appropriate agencies. A determination of Non-Significance was issued and published in the City's newspaper of record on February 24, 2021.

Reviewing Agencies:

The land use application, SEPA checklist and related information was circulated among appropriate agencies and City Staff beginning on February 18, 2021. Written comments from city staff, other agencies and the public will be included in the project file. A notice of application was published in the Omak/Okanogan Chronicle on February 24, 2021, a notice of public hearing was published in the Omak/Okanogan Chronicle on March 10, 2021, and these notices were also mailed to all landowners

within three hundred feet of the proposal. Also, the property was posted in accordance with Omak Municipal Code Title 19.

Comments Received:

All comments are contained in the project file. As of the date this staff report was prepared comments have been received from the following: City Staff, Okanogan County Public Works, Department of Archaeology & Historic Preservation, City engineers Gray & Osborne, and two citizens; Bethany Kirk, 712 Paintbrush Lane, and Ryan and Katherine Klett, 708 Paintbrush Lane.

Both citizens are glad to see that the proposed development includes an easement for a walking path to North Omak Elementary School.

On the topic of the deviation request, both the Omak Fire Chief and Public Works Director are not opposed to this proposal, as long as no on-street parking is permitted and signed accordingly on all portions of Petra Court and cul-de-sac, and all other road construction standards are followed.

Recommendation:

Staff recommends that the Planning Commission recommend preliminary approval of the proposed Sagelands Phase 3 Subdivision to the City Council with the following conditions required to be met prior to the granting of final approval.

1. That proposed mitigation measures or other proposed means to reduce, minimize or eliminate potential negative impacts to the environment identified in the SEPA Checklist be completed. The method, timing and responsibility for addressing the proposed and/or required mitigation measures will be subject to City review and approval. Compliance with the agreed upon measures will be required prior to final approval of the plat or issuance of any building permits. The City Building Official will be the city official responsible for ensuring compliance with this condition.
2. That plans for streets, utilities, sewer, storm drainage, and necessary fire suppression ect... and other proposed and/or required improvements be prepared by a Washington registered professional engineer then submitted for review and approval by the city, agency, or department as appropriate (eg. electricity, cable, irrigation), in writing, prior to construction. Required improvements are specified in the City's Subdivision Ordinance, Chapter 17.28.
3. All improvements, including but not limited to, roads, water and sewer lines, and storm drainage facilities shall be built or bonded in their entirety or some other means developed satisfactory to the City to ensure required improvements are completed in a manner acceptable to the City. Said improvements shall be located within proposed City rights-of-way and utility easements and as such will be owned, operated and maintained by the City.
4. All improvements shall be inspected by appropriate City Public Works staff during construction, all required tests witnessed by appropriate City Public Works staff with written results provided to the City in a timely manner and reproducible as-built drawings provided to the City upon completion of construction by the developer. Failure to insure inspections or witness of tests and/or failure to provide required as-built drawings will result to withholding of final plat approval.
5. That the plat for the subdivision be prepared in accordance with the requirements of Title 17 of the Omak Municipal Code and be reviewed and approved, in writing, by the City prior to filing with the County Auditor.
6. That the required right-of-way and/or easements shall be dedicated by the developer and recorded with the County Auditor immediately following completion of construction and prior to acceptance by the City.
7. That a development agreement be reached between the applicant and the City that details the timing and responsibility for utility and road construction and other requirements of approval of this plat.

8. That there shall be no parking on all portions of Petra Court and within the cul-de-sac at the Southern end of Petra Court and all signs shall be posted and maintained.
9. That the applicant shall be responsible for the installation of electrical service as required by PUD #1 of Okanogan County.
10. An Inadvertent Discovery Plan must be in place and submitted to the City before any ground disturbing activities commence.
11. The E911 Address for each lot must be shown on the face of the Plat.

Findings of Fact:

1. That all the requirements of Chapter 17.20 of the Omak Municipal Code were followed in the processing of the Subdivision/Long-Plat request.
2. That a SEPA "DNS" was issued on February 24, 2021 and was not appealed.
3. That the proposed plat is consistent with the "Greater Omak Area Comprehensive Plan", specifically the section on the "Low Density Residential" designation.
4. That landowners within three hundred feet of the proposal were notified by mail on February 24, 2021 and March 10, 2021. Notices were published in the Omak/Okanogan Chronicle and notices were posted in accordance with Omak Municipal Code Title 19.
5. That adequate water for domestic as well as fire suppression purposes are available for the development.
6. That adequate sewer service is available to serve the development.
7. That stormwater runoff will be handled on site in compliance with the Eastern Washington Stormwater Management Manual, as it exists at the time of plat approval.
8. That the approval of the plat does not represent the granting of special privileges to the applicant.
9. That the public interest will be served by approval of the plat.
10. That all interested persons were given the opportunity to comment on the proposal.

Recommended Motion:

Move to recommend preliminary approval of the Sagelands Phase 3 Long Plat to the City Council subject to the conditions and findings in the Staff Report.

Tyler Wells
Building Official/Permit Administrator
March 30, 2021