AGENDA
OMAK CITY PLANNING COMMISSION MEETING
ZOOM - HYBRID
Tuesday – JUNE 1, 2021 – 5:30 PM

A. CALL TO ORDER

B. ESTABLISH A QUORUM

Stacey Okland, Chair	Barry Hansen
Anne Potter, Vice Chair	Sheila Harrison
Erin Mundinger	John Schneider

C. APPROVAL OF MINUTES
1. Approval of minutes from May 4, 2021

D. PUBLIC UTILITIES ELEMENT-Discussion

E. CAPITAL FACILITIES PLAN - Discussion

F. OTHER BUSINESS
City Update- Kurt Danison

Action by Planning Commission

The Omak City Hall is accessible to persons with disabilities. Hearing or visually impaired persons requiring special accommodations should contact the City Clerk one week in advance of the meeting by calling 509-826-1170 or e-mail clerk@omakcity.com in order to be provided assistance.

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Join Zoom Meeting
https://us02web.zoom.us/j/88332772390?pwd=Vy9TcklQaURCZnN0TFYxTWNsQkRlQT09

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PLAN ELEMENT C: PUBLIC UTILITIES

The plan for public utilities represents a brief summary of public utilities available in the Greater Omak Area and requirements for future development of the area as well as reference to studies prepared by the City Public Works Department, City engineering consultants, the County and other governmental agencies.

Utilities such as storm drainage, sanitary sewers, water, gas, telecommunication, and electricity allow people to live in urban concentrations. The appropriate location and sizing of these utilities and the proper functioning of such networks is necessary for efficient, cost effective operation and a healthy environment. Municipal utilities become more important as the concept of establishing an Urban Growth Area is implemented.

The provision of utilities can and should be used by the City, County and Tribes to improve existing areas where deficits occur or as a tool to shape new growth patterns beyond the existing corporate limits.

Planning for the extension of water and sewer by the City into areas selected for future growth in advance of development has a strong influence on development. It is not absolute however if other sources for these utilities are available (e.g. the independent private community water systems in the northern part of the planning area).

Goals, Policies, and Objectives for Public Utilities

The types of utilities considered in the plan include water, wastewater and stormwater. The following goals and policies are intended to guide decision-making regarding the city's water, sewer and stormwater systems in the Greater Omak Area.

Goal 1

Establish and maintain safe, efficient, sustainable and environmentally sensitive utilities that support desired development patterns.

Policies for Public Utilities Element

The policies for the Public Utilities Element are:

Policy 1: provide maximum protection of public health through provision of adequate and efficient public utility services to those lands within established utility service areas.

Policy 2: use development of new, and extension of existing public utilities as a means to guide desirable future growth.

Policy 3: assign a high priority to the conservation of non-renewable resources, namely water. The distribution and consolidation of existing as well as possible new water sources is of prime importance. This matter has been a concern to the City and its consultants for nearly 45 years. It is now a very serious planning concern with respect to all utility considerations.

Policy 4: implement standards from the Eastern Washington Stormwater Management Manual and plan for improvements to the storm drainage system serving the entire City.

Policy 5: provide utility lines and structures in locations which will be compatible with neighboring uses and require all new or upgraded utilities to be placed underground whenever feasible.

Policy 6: observe all State, Tribal and Federal standards for public utilities.

Policy 7: conduct engineering studies into the costs of construction, operation and maintenance of utility services which could vary on the basis of usage and within or without the corporate limits.

Policy 8: consider development of regulations that restrict excessive use of water dependent landscaping materials.

Policy 9: continue improvements to the capacity of wastewater collection lines.

Policy 10: develop a cooperative approach to reduction of solid waste through recycling, composting and other programs.

Policy 11: develop a mechanism for the maintenance and operation of private water and other utility systems if such systems are annexed into the City or are requested to be taken over by the City.

1. WATER SYSTEM

The provision of water for domestic use and irrigation within the Greater Omak Area is handled in one of four ways: via the City's municipal water system; through one of many private community systems; through a public or private irrigation district (irrigation water only); or from individual wells. There are presently four community water systems within Omak's future water service area boundary. These water systems currently provide water to over 300 residential services. Omak currently has no water service agreements with any of these four community water systems. In addition, Omak currently has no water service area agreement with its nearest municipal neighbor, the City of Okanogan, which owns and operates its own municipal water system. While these private systems are important to future growth, the primary focus of this plan will be the City's municipal system.

In 1990, the City's Engineering Consultants, Huibregtse, Louman Associates completed the City's first Comprehensive Water Plan, which provided Omak with an in-depth look at their system, its deficiencies, and potential growth. An update of the 1990 plan was completed in 1996. The 1996 plan update, prepared in accordance with Washington State Department of Social and Health Services guidelines, detailed the City's present system including supply, storage and transmission capacities as well as projecting future system needs. In 2003, Huibregtse, Louman Associates, Inc. completed an update of the City's 1996 Comprehensive Domestic Water System Plan. This update was approved in 2004 and then in 2011, Gray & Osborn Engineers completed the most current update which was adopted by Council in October 2011.

The water system plan contains discussions of current land uses and zoning, future population and growth projections, including distribution and recommendations for system improvements. Readers interested in the engineering and other details of the City's water system are urged to obtain a copy of the City of Omak's Comprehensive Water Plan to review.

Future Service Area

The Future Service Area for the City's water (and sewer) system is somewhat smaller than the Urban Growth Area established in 1993 and affirmed by the City Council in 2002. However, part of the 2012 update to the Land Use Element of this plan is the reduction of the UGA to coincide with the Water System Service Area. With this change approximately 1,549 acres of property are included within the UGA, but outside the current City Limits. The primary reason for the reduction in 1993 UGA is that it was not developed with consideration of future utility service, but rather with the notion of informing Okanogan County as to the City's long range planning desires for that area. Map C.1 in the Map Appendix shows the Water/Sewer System Service Area (which is the same as the UGA).

Historic and Current Demand

As with most communities, water demand in Omak is seasonal, with peak use in the summer months and much lower use in the winter months. Prior to the installation of water meters, peak use reached 4,579,100 gallons per day (gpd) in the month of July, 1994, nearly six times greater than the average winter month daily rate of 800,000 gpd. At the 1994 population of 4,220 the peak use was equal to 1,085 gallons per capita per day, much higher than typical for metered systems, but quite typical of unmetered systems. Winter use in 1994 was 190 gallons per capita per day, which is typical of winter use in Eastern Washington communities, both metered and unmetered.

With the installation of meters, and at the 2000 population of 4,721, peak use was reduced to 3,719,000 gallons. In 2001, this was equal to 786 gallons per capita per day in the summer. Winter use in 2001 was reduced to 152 gallons per capita per day.

In 2009, these figures with a population of 4,750 and 3,840,000 gallons peak use or 808 gallons per capita per day. Table C1 below contains data on consumption by customer class. Please

refer to the 2011 Water System Plan Update for more detailed data on current and future demand.

Table C.1
2009 Seasonal Variations in Consumption By Customer Class

Customer Classification	Water Usage By Month and Classification (1,000 gal.)											
	Jan.	Feb	Mar.	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Apartment	355	335	313	313	324	673	600	760	573	483	459	361
Apartments	679	795	864	864	1,518	2,601	2,432	3,068	2,493	2,019	1,300	687
Commercial	1,896	3,316	2,968	2,968	3,885	7,164	7,348	10,423	6,350	5,170	3,756	3,046
Grocery	192	458	295	379	268	393	280	284	247	353	382	290
Industrial	459	459	398	325	313	459	416	480	397	321	435	357
Irrigation	542	988	830	1,060	4,550	10,010	9,267	11,091	8,308	5,781	910	366
Medical	278	272	459	347	812	977	999	1,519	1,237	854	349	293
Mobile Hm	1,916	2,163	1,654	1,991	2,512	3,390	3,225	3,343	2,701	2,099	1,365	1,246
Motel	228	503	413	457	521	759	726	974	723	521	506	371
Multi Rental	256	263	256	256	536	1,172	1,095	1,354	836	484	270	258
Multiple Rent	20	20	25	25	21	38	23	34	34	32	30	20
Out of City	197	197	250	250	355	536	502	618	522	335	322	197
Pool-Irrig	0	0	0	19	0	535	168	224	60	0	4	0
Residential	8,464	8,489	9,012	9,012	19,790	44,401	42,096	50,174	34,696	20,764	9,245	8,487
Restaurant	278	681	847	614	762	1,326	930	1,177	946	777	744	487
School	166	284	200	200	640	1,198	1,059	1,534	1,074	585	378	245
Total	15,925	19,221	18,785	19,080	36,809	75,631	71,167	87,058	61,198	40,578	20,455	16,708

(1) As the City does not read the majority of this customer classification during the winter, the water usage for the months of December through March have been adjusted as follows: For March, it is assumed that the usage is the same as April. The amount that the March water usage (first read after the winter season) is in excess of the April usage was assumed to be spread over the months of December through February.
(2) Water usage for January 2009 not read but was reported in February 2009, so the February amount was assumed to be averaged over the months of January and February.

Forecast of Future Water Demand

Water use is contingent upon a number of varying and uncertain factors, which make forecasting future demand difficult. Of primary importance are the following factors: population, type of residential development, per capita income, type of commercial and industrial enterprises, climate, irrigation use of water, and price charged for water and type of rate structure. Future water services are based upon the City Council decisions and water service population projections. Water service projections can be found in the City's 2011 Comprehensive Water Plan.

In reviewing the future water service population projections, Omak became aware of the impacts on the City's existing water rights and reservoir storage capacity that providing water service to residents of the City and the UGA would create. As a result, the City determined it would only provide water service to new customers within Omak's UGA under certain conditions. Further definition of these conditions may be found in the City's Comprehensive Water Plan.

Future Population Distribution

The location of the City's new water services may impact storage, booster pumping requirements, and to a lesser degree, distribution and transmission piping requirements. The City anticipates a distribution of the locations of growth for the City as follows:

In general, the City anticipates the majority of future growth to occur in north/northeast Omak within its City limits and it's UGA. Downtown Omak and east Omak are generally built out and growth in these areas is expected as infill only.

Table C.2
Location of Population Growth by Zone

Location (by Zone)	Percent of City's Residential Growth	Percent of City's Commercial Growth
Zone 1, Lower	10%	10%
Zone 2, Middle	50%	40%
Zone 3, Upper, NE	30%	50%
Zone 3, Upper, NW	10%	0%
Total	100%	100%

The table above indicates that the majority of the City's residential growth is projected to be in Zone 2, the middle zone, and the majority of the City's commercial growth is projected to be in Zone 3, NE, the upper zone.

Conservation Program, Water Rights, System Reliability, and Initerties

A water conservation plan, in compliance with the conservation planning requirements, is required for approval of comprehensive water system plans (WAC 246-290-100) and for issuance of water right permits for public water systems by the Department of Ecology (RCW 90.54.180). *Chapter 4 - Conservation Program Development and Implementation*, of Omak's Comprehensive Water Plan serves as its water conservation plan.

The City of Omak currently maintains certified water rights from the State of Washington Department of Ecology (WDOE) for the appropriation of ground water at each of its wells. According to SDOE, Omak's total water rights from all main sources are 3,500 acre-feet per year. In most cases, the rights are additive, although the City's total maximum annual volume water right of 3,500 acre-feet ~~supercedes~~supersedes any individual well totals. Omak's existing water rights appear adequate to satisfy the projected demand for the next 20-year period.

The single most important aspect of a water utility is its domestic water supply source. The City of Omak's water supply is dependent upon ground water sources although all of the

City's primary wells are less than 100 feet in depth. The location of City existing and proposed water sources are shown on Map C.2 in the Map Appendix.

Omak currently has no interties with any neighboring water systems, and none are under consideration.

Capital Works for Water in the Greater Omak Area

The primary goal of the City's water system is development of a water system improvement program. Through the analysis of existing system demands, capabilities, and deficiencies and by projecting future system growth, this plan has identified needed improvements and future improvements. Deficiencies in the existing City of Omak water system have been identified and specific improvements have been recommended. The costs of such improvements often prohibit their completion within a short time period without seriously impacting budget and user rates. The 2011 Capi~~t~~tial Facilities Plan provides details on project priorities and funding mechanisms.

Scheduling improvements beyond this 6-year period contained in the adopted Capi~~t~~tial Facilities Plan needs to be reviewed yearly as priorities and City growth patterns change and progress.

The need for additional water system facilities is directly related to the number of water service connections that are added to the system. Thus, when a certain number of services are added to an area, said area may need ~~need~~ upgrades to water distribution facilities.

2. WASTE WATER TREATMENT SYSTEM

The City's wastewater collection system includes approximately 24 miles of gravity sewer pipe, approximately 0.3 miles of force main pipe, four sewage lift stations, and associated telemetry. There are also two private lift stations that serve small developments in east Omak.

The City's original wastewater collection system served the present-day downtown area west of the Okanogan River and was constructed of concrete pipe more than 60 years ago. The collection system was extended to include the developed area to the north and also to the east side of the Okanogan River through river crossings on Central Avenue and on Fourth Avenue. Sewer pipelines in these areas were also constructed of concrete.

Expansion of the wastewater collection system continued from the 1970s to the present, with growth occurring primarily to the north/northeast of downtown Omak, with PVC sanitary sewer pipe increasingly used for gravity sewer mains.

It is estimated that over 110,000 feet of the City's gravity sewer system consists of concrete sewer pipe, with the majority of the remaining pipe constructed of more modern pipe materials (PVC).

Wastewater in the Greater Omak Area is collected and treated in one of three ways: through the City's municipal system; through small privately owned community systems; or through individual septic tanks and drainfields. This plan will primarily focus on the City's municipal system.

The City provides central sewer treatment services to all areas within the corporate limits. The Sewer collection and treatment facility is a typical activated sludge oxidation ditch system with outfall to the Okanogan River. According to the city engineers, the collection system is well laid out with a good configuration of trunk and interceptor lines coupled with feeder or collector laterals. Collection pipes are mostly concrete, with newer piping being PVC plastic. The treatment facility, which was recently upgraded, is located at 635 South Fir Street in South Omak. The City's wastewater collection system includes over 24 miles of gravity sewer pipe, approximately 0.3 miles of force main pipe, four sewage lift stations, and associated telemetry.

The plant was constructed in 1977and has been the subject of various upgrades and expansions ever since. In 1996, the City of Omak completed the Wastewater Treatment Facilities General Sewer Plan for the City and its future service area. That same year, Omak completed the Wastewater Treatment Facilities Engineering Report, which identified specific needs for the City's wastewater treatment facility.

The need for planning was further emphasized when the Washington Department of Ecology reviewed monitoring reports and found that influent BOD (biochemical oxygen demand) loadings exceeded 85% of the treatment plant design capacity on multiple occasions. An Engineering Report was prepared in response to Ecology's request to evaluate the ability of the compost system, and develop a plan to maintain adequate capacity for the influent BOD loadings. A draft Engineering Report was submitted to Ecology in 2003.

The City completed an update of 1996 Wastewater Treatment Facilities Engineering Report during 2004. The 2004 Report described the basis for development of planning areas, growth projections, forecast wastewater loadings, and design criteria for recommended improvements. This report was ~~superceded~~superseded by the October 2010 City of Omak Wastewater Treatment Facilities Engineering Report Addendum, prepared by Gray & Osborne, Inc. The 2010 update included the review of the following plans and studies:

- Wastewater Treatment Facility Design Report, USKH, 2009.
- Wastewater Treatment Facility Operations and Maintenance Manual, Huibregtse, Louman Associates, Inc. (HLA), 2004.
- Wastewater Treatment Facilities Engineering Report, HLA, 2003.
- Wastewater Treatment Facilities General Sewer Plan, HLA, 1995.
- Comprehensive Water Plan, HLA 2004.
- City of Omak Capital Facilities Plan, City of Omak and Highland Associates, 2004.
- Cultural Resources Review and Survey of the Omak Sewer Replacement Project, Plateau Archaeological Investigations, LLC, 2010.

- NEPA Environmental Report – Sewer System Improvements Project, Gray & Osborne, Inc., 2010.

Current Treatment Capacity

The original wastewater treatment facility consisted of an operations building, lift station, comminutor, chlorine room, primary and secondary clarifiers, a trickling filter, two digesters, a contact tank, and a sludge draining and drying bed. In 1978, the wastewater treatment plant was converted from a trickling filter plant to an oxidation ditch plant. Changes to the plant at that time consisted of the construction of an oxidation ditch, an additional clarifier, effluent pressure filters, a backwash storage basin, and a sludge equipment building.

In 2001, the facility was upgraded by constructing a sludge pumping facility, an additional secondary clarifier, an ultraviolet disinfection system, a sludge dewatering facility, and a sludge composting facility.

The City's discharge permits specify the following design criteria:

- Average Monthly Flow (maximum month): 1.89 million gallons/day
- Influent BOD_5 Loading (maximum month): 1,530 lbs./day
- Influent TSS Loading for (maximum month): 1,650 lbs./day
- Design population equivalent: 6,375

Historic and Current Demand

Flows for the period 2000 through 2010 have ranged from a low of 0.5235 million gallons per day (MGD) in 2000, to a high of 0.6584 MGD in 2002. The average flow for the period 2000 through 2010 was .5785 MGD. With an average service population of 4,728 for the same period, the annual average flow of .5785 MGD represents a hydraulic loading of 122.37 gallons/capita/day. The highest monthly flows typically occur in May and June, and are a result of collection system infiltration brought on by high river flows elevating the surrounding ground water levels. Depending on the spring melting of the mountain snow pack, river flows may vary significantly from year to year. Data on historical plant loadings are available in the Wastewater Treatment Facilities Engineering Report Addendum (G&O 2010).

Collection System

On November 19, 2009, a sewer interceptor line with the City's sanitary sewer collection system on East Dewberry Avenue between Maple and Locust Streets failed, causing a sewage backup and overflow, ultimately spilling and estimated 30,000 gallons of raw sewage into the nearby Okanogan River. Then in March 2011, the same line failed further down Dewberry with another 25,000 gallons of raw sewage leaking into the river. The Dewberry interceptor line failures temporarily displaced local residents due to the disruption of sanitary sewer and potable water services while City personnel made necessary emergency repairs. Excavation of the Dewberry interceptor line revealed significant deterioration of the old concrete pipe.

Once repairs to the Dewberry interceptor were made, the City initiated a sewer cleaning and video inspection program to assess the conditions of its concrete sewer lines beginning with the Dewberry interceptor. Since the Dewberry interceptor sewer failure, the City has cleaned and video inspected over 8,000 feet of the more than 110,000 feet of old concrete sewer pipe within its sanitary sewer collection system. The City's records indicate concrete sewer pipe within its system is between 50 and 80 years old.

Video inspection of the old concrete sewer lines indicate severe pipe degradation, including; exposed concrete aggregate, manhole step corrosion, exposed aggregate benches. Root intrusion is also evident in the City's old brick manholes.

As a result the City prepared a plan for a replacement effort that entails five phases. The City was successful in obtaining funding for the engineering design for the entire project as well as funding for Phases I, II and portions of III. As this plan was being updated the contract for construction of Phase I, replacement of the Dewberry interceptor and the collection system in that area (both public and private) was awarded and construction begun. Funding for the balance of Phases III, IV and V will be the subject of city efforts for many years in the future.

Future Service Area

The Future Service Area for the City's sewer system is the same as the Water System Service Area and as of this 2012 update, the same as the Urban Growth Area. Map C.1 in the Map Appendix shows the Water/Sewer System Service Area.

Capital Works for Waste Water Treatment in the Greater Omak Area

The need for additional Waste Water Treatment Facilities in Greater Omak Area is directly related to the number and type of service connections that are added to the system. While the need for additional facilities is primarily limited to construction of new collection mains or replacement of older, smaller mains, the fact remains that when a certain number and type of services are added in the area, the treatment plant itself will need to be upgraded and there may also be a need for additional facilities and manpower. Furthermore, new regulations regarding discharges from the treatment plant in to the Okanogan River and increased requirements for sludge treatment will also result in the need to upgrade or refine the City's waste water treatment plant and methods.

The 2010 Sewer Plan and adopted Capital Facilities Plan detail recommended capital improvements.

3. STORM DRAINAGE

In 1987, the U.S. Congress amended the Federal Clean Water Act requiring a two phase implementation of a comprehensive national program to address the water quality of storm

water discharges. The Department of Ecology (DOE) administers the program within the state of Washington. However, the City of Omak is not specifically designated under the program requirements, but the City is growing, and would like to have storm water regulations in place prior to anticipated development to maintain the integrity of the City's storm water system, and to protect the health of the Okanogan River. It is also anticipated that future regulations will be promulgated that apply to smaller communities, and Omak will already have the necessary storm water management program in place. The current system was built in the mid to late 1980's, and is described in the City's Comprehensive Storm Drainage Plan (2009).

The Storm Water Management Plan has two study boundaries. The first boundary is the physical limits of the drainage basins that encompass the area above, and within the City that contribute storm water runoff, either overland, or through the existing drainage system. The second boundary is the limit of existing, and future development (a.k.a. Urban Growth Area) within the drainage basins. The purpose of the storm water study was to create a new City of Omak Storm Water Management Plan for control of storm water runoff within the study area, develop a capital improvement plan, and examine a means of financing the recommended improvements to the storm water system.

The City of Omak's existing storm water system serves portions of the residential, commercial, and industrial areas of the City, and consists of a series of roadway and parking lot inlets, storm water pipes, and surface drains. However, not all areas within Omak are served by the storm water system. In un-served areas, storm water typically flows off the roadway, and onto adjacent properties where it is absorbed into the ground. This is common in portions of the study area where the roadway is without curb and gutter.

Demand

Future demand for storm drainage will be very strongly influenced by land use decisions by the City. If land use development causes surface waters to run over the ground instead of percolating into the ground, then this water will eventually flow down City streets and into the storm water facilities. In order to minimize expansions of the City system, the City requires storm drainage facilities be provided on site as new development proceeds.

Capital Works for Stormwater

The 2009 Comprehensive Storm Water Management Plan and adopted Capital Facilities Plan detail recommended capital improvements.

4. PUBLIC UTILITIES AND ANNEXATION POLICY

A major policy which has been in force for some years requires annexation of any new development before City services will be supplied[1].

[1] - with the exception of services supplied to Tribal economic development projects

This plan recommends that this policy be continued.

5. SOLID WASTE

At present, the majority of solid waste generated in the Planning Area is disposed of in Okanogan County's Central Landfill. That portion not disposed of in the County Landfill is taken to Tribal facilities on the Reservation.

Omak, like the majority of other communities in Okanogan County, resolved during 1989 to cooperate with the County in the siting of a new central landfill and the preparation of updated Solid and Moderate Risk Waste Management Plans. The City further resolved in 1992 to approve the Solid and Moderate Risk Waste Plans. The City has continued this cooperation through approval of the September 2012~~20~~ plan updates. While the Tribes are not part of Okanogan County solid waste planning, they are interested in the outcome of these efforts.

A new landfill had become a serious need as the Department of Ecology ordered the County to close the old landfill, which was located south and east of the planning area adjacent to the City of Okanogan's Airport. The County selected a site for the new central landfill and household hazardous waste facility, which was built in 1994 approximately three miles south of the City of Okanogan in the Spring Coulee Area. Okanogan County's Department of Public Works took over the landfill January 1998 and continues to operate it today.

As in most communities, the issue of solid waste disposal is serious for a variety of reasons. The City supports the vision of the State of Washington in regards to solid waste management. That vision is presented in the Washington State Draft Solid Waste Management Plan as follows:

> *"All solid waste in Washington State (including industrial waste) will be managed by the highest priority method possible, as specified in the amended Solid Waste Management Act, to protect the environment and human health."*

The City also supports the goals, objectives and policies outlined in the State and County solid waste plans. For further information, interested readers should examine the state and county plans.

6. IMPLEMENTATION OF PUBLIC UTILITIES ELEMENT - CAPITAL FACILITIES PLANNING

When considering future capital facility projects for public utilities, references should be made to adopted public utility plans of the City, County or Tribes. The development of a capital facilities plan based on this comprehensive plan will provide needed direction to the City in programming the financial and human resources needed to provide public utilities which meet the intent of this plan.

Capital Facilities Planning involves the systematic planning and budgeting for utilities and infrastructure development aimed at meeting the long term needs and desires of the community. The planning process involves prioritizing conflicting needs and desires while developing a balance between revenues and expenditures. The land use plan is used as a basis for making decision for capital improvements.

A Capital Facilities Plan provides the following benefits (from the Capital Improvement Planning Manual, 1987, State of Washington Department of Community Development):

- It facilitates repair or replacement of existing facilities before they fail. Failure is almost always more costly, time-consuming, and disruptive than planned repair and replacement.

- It promotes a more efficient government operation. Coordination of capital projects can reduce scheduling problems and conflicts among several projects. Over-investment in any single governmental function (i.e. concentrating on street problems and ignoring the sewer system) can also be reduced.

- It provides a framework for decisions about community growth and development. Plans for water, sewer, transportation, public safety and recreation are as important to those who develop residential, commercial, and industrial tracts as they are to public officials who regulate land use.

- It helps preserve existing property values. A well-maintained infrastructure directly affects neighborhood property values and indirectly influences owners to better maintain their private property.

- It focuses community attention on priority goals, needs and capabilities. For example, a given project may seem very desirable by itself. However, when included in a comprehensive process in which it competes with other projects for limited funding, it may look less important.

- It serves as a community education tool. Citizens who are informed about the community's overall needs and its improvement priorities can more readily understand why particular projects are implemented and others postponed.

- It helps distribute costs more equitably over a longer period of time, avoiding the need to impose "crisis" rate and tax increases.

- It enhances opportunities for outside financial assistance. The existence of a plan can allow time to explore funding alternatives from state, federal, or private sources. Potential funding sources and bond underwriters will look favorably on a community that has a strategy for its capital investments.

- It is an effective administrative tool that can help elected and appointed officials make more productive use of their time. A plan provides a "window" to the future, helping to prevent surprises and reducing the time necessary for crisis management. The plan also provides a control mechanism for judging departmental spending requests.

- It provides a continuing process, minimizing the impact of turnovers among elected and appointed officials and staff.

7. RECOMMENDATIONS FOR THE PUBLIC UTILITIES ELEMENT

The plan recommends the following actions be implemented over the next decade in order to properly develop the Greater Omak Area:

- That a comprehensive capital improvements planning program be continued as reflected in the 2011 update of the City of Omak Capital Facilities Plan.

- That efforts be continued to identify/acquire and/or develop new sources of water.

- That comprehensive plans for the stormwater, water and wastewater treatment system be updated every six years or as needed.

- Those provisions for dispersal and treatment of storm water runoff be given a stronger emphasis in all development proposals and that suitable land areas be set aside as parks or other forms of open space for use as storm water catchment and dispersal facilities.

- That the City, County and Tribes cooperate with one another in the development and implementation of solid and hazardous waste plans, with a particular emphasis on recycling and waste reduction.

- That landowners desiring City services be required to annex into the City prior to receiving services.

- Develop and update population projections to determine how much water will be needed to sustain growth in the Greater Omak Area then determine where the water will come from (e.g. conversion of agricultural rights, additional ground water sources, etc...).

- Develop the infrastructure (water, sewer, power, phone, roads, etc...) needed to support selected business and industrial sites.