
AGENDA
OMAK CITY PLANNING COMMISSION MEETING
Zoom – Hybrid Meeting
Tuesday – January 4, 2022 – 5:30 PM

A. CALL TO ORDER

B. ESTABLISH A QUORUM

Stacey Okland, Chair
Anne Potter, Vice Chair
Erin Munding

Barry Hansen
Jack Schneider

C. ELECTIONS:

1. Nominations of Chair & Vice Chair for 2022



D. APPROVAL OF MINUTES:

2. Approval of Minutes from October 5, 2021 & December 7, 2021



E. NEW BUSINESS:

1. Community & Economic Development Element (sent prior to last meeting)
2. Cultural Preservation Element
3. Review & Discussion of Omak Municipal Code - Table 1 18.16.020
4. Review & Discussion of Omak Municipal Code – Fences 18.16.100
5. Shorelines - brief update on process

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

<https://uso2web.zoom.us/j/86242272759?pwd=eHkzNHNBMmVEMXQ1SHVXQ3JYQURqUTo9>

Meeting ID: 862 4227 2759

Passcode: 559643

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PLAN ELEMENT D: COMMUNITY AND ECONOMIC DEVELOPMENT

1. BACKGROUND

This element of the Greater Omak Area Comprehensive Plan represents the second time economic development has been considered in the context of comprehensive planning within the Planning Area. The 1993 Economic Development Element was based on the "Economic Development Action Plan for the Central Okanogan Valley" prepared by local citizens to improve the climate for employment and business growth. This Element has been updated to reflect changes in the local economy and draws heavily upon the Strategic Plan created in 2003 by Partnership 2005/Economic Alliance and the Omak-Okanogan Community Assessment Report (2004), Washington Rural Development Council.

The initial effort for creating an Economic Development for the City's Comprehensive Plan began in 1991, when Okanogan and Omak business and government leaders began organizing to promote business and economic development. With the assistance of the Okanogan County Council for Economic Development (OCCED), the group was able to undertake a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis of the Central Okanogan Valley. E. D. Hovee & Company, under contract to the State Department of Community Development, conducted the study and completed the report in June 1991.

The Economic Development Action Plan for the Central Okanogan Valley was intended to carry out the "Vision" for the area developed by the SWOT Committee. This group also prepared a series of Goals that provided general direction to citizens interested in pursuing economic development. Finally, the Goals led to the development of Objectives and Actions Items, which are specific activities, or projects intended to stimulate economic revitalization and realization of the "Vision".

Upon completion of the SWOT Analysis in 1991, the tenor and need for economic development plans began to change. The Central Valley area was beginning a transition from reliance on traditional resource based industries to a future that demanded a more diverse economic base, a trend that continues and in many ways has accelerated over the past decade. While wood products, tree fruit and cattle remain important contributors to the economy, the value of tourism, government, retail sales, health care and service industries has increased.

One of the critical parts of the early local economic development planning efforts was crafting a "Vision" for economic development in the Central Okanogan Valley. While the "Vision" arose from countless hours of discussion and consideration of many different points of view over a decade ago, the statement is still relevant today.

The Vision Statement

“To develop a community with a diverse business and agricultural economy providing social, recreational, educational, cultural and job opportunities for all citizens on a par with the rest of Washington State. This economy is to be built on sustainable use of natural resources, preserving our rural atmosphere and clean air and water.”

The latest County-wide effort for improving the economy began in February 1999 when the Okanogan County Commissioners appointed a countywide Task Force to establish a functional strategic plan for community development and economic diversification within Okanogan County.

In May of 1999, Task Force members attended a three-day Rural Symposium in Ellensburg that provided experts to assist rural communities in their economic development planning efforts. During the Symposium the Name Partnership 2005 was chosen to reflect the underlying theme of strong partnerships and commitment of minimum of five years to achieve a more stable, diversified economic base for the county.

In August of that same year, the Commissioners endorsed the draft Strategic Plan, appointed interim Board members and expressed interest in having the Partnership 2005 help establish the criteria and process for funding infrastructure proposals under the guidelines of the “Distressed Counties” tax money.

During the next twelve months the Partnership was to create an organization that was both efficient and effective. The Partnership 2005 and the Okanogan County Council for Economic Development (OCCED) decided together to create a new entity, which would combine the roles and responsibilities of OCCED with the new ideas and high creative energy of the new Partnership 2005 thus, Alliance 2005 (now called the Economic Alliance) was created.

The Alliance was established as a 501 (c) 3 non-profit organization. The goal of this organizational structure was to create an effective partnership in Okanogan County between private enterprise, county, tribal and local governments to implement the strategies laid out in the new five-year plan.

During this same period, particularly during 2001, 2002 and 2003, the City began to identify and prioritize economic development related projects. The intent was to focus community development efforts on activities that would help stimulate creation of a sustainable economic future built upon traditional industries and new technology. The planned small business incubator, redevelopment of the Omak Stampede Arena and grounds, development of a value-added agricultural products industry, expansion of higher education opportunities, upgrading of basic infrastructure, improving pedestrian access, upgrading the Omak Airport including planning for a business and industry park and expanding access to high-speed, high bandwidth telecommunications were all identified as important components of a new economy.

A final piece drawn on for this update of the Economic Development Element is the Community Assessment completed in 2004. The Assessment resulted in over 400 citizens being asked to respond to the following questions:

- What do you think are the major problems and challenges in your community?
- What do you think are the major strengths and assets in your community?
- What projects would you like to see completed in two, five, ten and twenty years in your community?

While the results of the assessment confirmed many of the City's priorities and provided a fresh look at issues and concerns within the community, the results provide a grounding in the need to ensure that the community, in its many forms and cultures, is considered as part of the economic development picture. For that reason this element has been given the title of Community and Economic Development Element.

The Action Plan, Economic Alliance Strategic Plan and the Community Assessment provided direction and concepts that are integrated into this plan element through goals, policies and recommendations for economic development in City.

Policies for Community and Economic Development

The following policies are intended to guide decision making regarding economic development in the Greater Omak Area.

The City, in partnership with the County and Colville Tribes shall:

Policy 1: encourage preservation of the rural and small town atmosphere with its clean air, water and open spaces as an important component of community and economic development.

Policy 2: encourage continued development of Omak as the "shopping center" of Okanogan County by providing a variety of areas for commercial development and upgrading and maintaining infrastructure (water, sewer, streets, etc...) required to serve new and existing development.

Policy 3: encourage retention and expansion of businesses in the downtown core through redevelopment, infrastructure improvements and development of partnerships.

Policy 4: encourage continued development of the growing retail and service area in the vicinity of the Omache Shopping Center as a compliment rather than competitor to the downtown core.

Policy 5: encourage the promotion of social, recreational and cultural activities as a means to add vitality to the local economy.

- Policy 6: recognize the diverse nature of the economy and its impact of the community and the many cultures that exist here, and work to resist bigotry and promote community harmony as a vital part of community and economic development.
- Policy 7: support expansion of entrepreneurial, vocational/technical training and increased higher educational opportunities and offerings as a means to encourage diverse and sustainable economic activity.
- Policy 8: protect existing and encourage expansion of primary and mental healthcare services as an important part of community and economic development.
- Policy 9: encourage continued development of diverse retail and service sectors while preserving present jobs and businesses by working to create new business and job opportunities.
- Policy 10: encourage continued development and expansion of value-added agricultural and wood products industries.
- Policy 11: support and encourage industries that maintain sustainable use of natural resources.
- Policy 12: promote availability and skills of local workforce, low overhead costs (e.g. land, housing, power) and access to high-speed/high bandwidth fiber and wireless telecommunications.
- Policy 13: continue development of the Omak Municipal Airport as an important transportation link and site of future business and industry park.
- Policy 14: cooperate with and encourage community organizations in the implementation of this element.

Comprehensive Plan for Community and Economic Development

The comprehensive plan for economic development consists of a refined and focused set of recommendations derived from the "Economic Alliance Strategic Plan" and Community Assessment. The recommended projects are geared to implement the policies and attain the "Vision" stated above. The projects provide specific examples of how this plan element can be implemented.

Implementation:

The initial task of implementing the comprehensive plan for economic development is to present the plan, particularly the recommendations to as many community groups and local governments as possible. Where needed, the City should include recommended actions in other elements of this plan, specifically the Capital Facilities, Transportation and Parks and Recreation Elements. In addition the City should maintain continued involvement with the Economic Alliance as this organization will play an important part in seeing many of the recommendations implemented

2. RECOMMENDATIONS FOR COMMUNITY AND ECONOMIC DEVELOPMENT ELEMENT

The following recommendations provide direction for the implementation of this plan element.

- That the City work with appropriate organizations and groups to identify and recruit industrial and commercial development desired in the Greater Omak Area.
- That the City continue working with the Economic Alliance and Okanogan County on the development of a small business incubator.
- That the City continue working with Omak Stampede Inc., Omak Rodeo and Native American Center Association, the Tribes and other stakeholders on the redevelopment of the Stampede Arena and Grounds.
- That the City continue working with the PUD and area internet service providers on expanding access to highspeed wireless and fiber telecommunications throughout the City and at the Omak Municipal Airport.
- That a plan for the protection, restoration and enhancement of the riverfront within the Planning Area be prepared that addresses public access and creates economic opportunities.
- That educational programs be developed and implemented on one or more of the following, and presented at schools, community groups, local governments, and the community at large:
 - < the importance of quality health care to economic development
 - < the value of recreational opportunities to tourism and community well-being

- < the consolidation of various services and functions between Omak and Okanogan including but not limited to School Districts, Fire Departments, Park and Recreation maintenance, City government, etc...
- That public and private involvement and support be generated for community traditions and events such as Omak Stampede, Tribal Pow-Wows, County Fair, Cinco de Mayo, Community Concerts, performing arts productions, sporting events, farmers markets, and local volunteerism and activism. Use local human resources wherever possible, to encourage local involvement in community action and to enhance community pride.
- That efforts be made to continue and expand recreational events and opportunities including but not limited to the following:
 - < all Junior Rodeo and other equestrian events
 - < Sports trails, mountain bike riding
 - < Hunting and fishing
 - < Alpine and Nordic Skiing
 - < Snowmobiling
 - < Dog Sledding
 - < Golfing
 - < Horse back riding
 - < Water sports
- That the City may support group(s) that collect information and raise money for advertising and promotion of fund raising, bond issues or other financing needed for expansion of public educational and healthcare facilities that directly relate to quality of life and economic development.
- That the City support existing and expanded training programs in the medical care field.
- That coordinated and cooperative marketing of the area by the Omak and Okanogan Chambers of Commerce and other organizations interested in economic development be developed and supported.
- That opportunities presently provided by the Economic Alliance for financial and business guidance to existing and new businesses should be expanded.
- That programs be supported to increase awareness across the state and along the West Coast, of the opportunities for small business development in this high-quality living environment.
- That the city recognize and support volunteer committees that work throughout the community.
- That private and intergovernmental efforts to diversify the area's economy be encouraged and supported.

- That an information database be created to help firms locate development sites. The data base should include at least the following:
 - < land use designations (both Comprehensive Plan and Zoning)
 - < availability of infrastructure
 - < environmental constraints (shorelines, floodplains, critical areas)
 - < jurisdictional information
 - < permit requirements
 - < access constraints
 - < references to any studies related to site
- That efforts be made to participate in public land forest planning practices and encourage initiatives geared towards improving forest health and reducing fire risk to private landowners.
- That efforts be made to institutionalize a means of evaluating the impact of legislative and agency actions on the area and create a process for informing legislators and agencies of the identified impacts.
- That the City encourage development of a value-added products manufacturing industry based on existing resource based industries.
- That the City encourage development of a recycling and remanufacturing industry based on utilization of recyclable materials.
- That public policies are instituted that are models of sustainable resource use.
- That the City encourage development of uses for forest wood waste for fuel, value added products, etc...
- That the City encourage development of new industry based on production, processing and marketing of botanical crops.

PLAN ELEMENT E: CULTURAL PRESERVATION

I. BACKGROUND

The Greater Omak Area is the home of diverse cultures, from the original Native American inhabitants to the traditional resource industry based Anglos to the more recent influx of Latino agricultural workers and urban refugees. The mixture of these different cultures and the constantly changing conditions in which they interact provides exciting opportunities and challenges in community relations and development.

The City, County and Tribes must consider that the Greater Omak Area will most likely see significant growth by the year 2025. The effects such growth will impact of every cultural group in the Planning Area in different ways. The customs, culture, traditions and community of each cultural group, especially the Native American Culture, must be carefully considered when planning for the future and how change will be managed.

Native American Culture :

The area comprises ancestral territories of the Wenatchee, Chelan, Entiat, Methow, Okanogan, Nespelem, San Poil, and Moses Columbia Tribes. The traditional customs of Native American people of the Confederated Tribes of the Colville Reservation are to be preserved. The established culture of the people is related in song and dance and through oral history. The archeological and historical sites are fragile areas that must be preserved. Native American Country can be a positive part of the ever-changing community of the Greater Omak Area. The expected development in the future can only be enhanced by the contributions of the Native Americans in our area.

Anglo Culture :

The customs and cultures of the Greater Omak Area is a result of the diversity of the people settling here for nearly 200 years. The richness of the land encouraged the fur traders; then came the miners, and the cattlemen, the railroad, the paddlewheel steamers, and then the farmers to help sustain the land. The custom and culture of those people have given our area that distinction and diversity found only in a few places in America. The cultural contributions of each group and the traditions of their forefathers have made the people of the Greater Omak Area better able to handle the rapid change and long-term development.

Latino Culture :

The first influx of Latino people into the Okanogan Valley began during World War II when the U.S. Government initiated a program to bring Mexican persons into the

area to assist in the apple harvest. Over the years an increasing number of Latino persons have come to the area to work in the orchards primarily on a migrant labor basis. However, the past decade has seen more and more Latinos coming to the area with their families and settling permanently. As the numbers have increased so have the number of Latino owned and operated businesses.

Members of the Latino community commend the efforts made by the City, County and Tribes to promote cultural diversity and identity. As part of the multi-cultural community that comprises the Greater Omak Area, Latinos feel that mutual respect and understanding are very important. Latino persons desire to fully participate in building a better future for the community; therefore any effort made for the good of all will break down barriers and unite all community members in spite of our differences.

Demographics of Incorporated Area

<i>One Race</i>	8605	96.4%
White Alone	6013	67.4%
Black or African American	14	0.2%
Native American and Alaska Native	1773	19.9%
Asian	67	0.8%
Native Hawaiian and Other Pacific Islander	8	0.1%
Other Race	730	8.2%
<i>Two or More Races</i>	322	3.6%
Total Population	8927	100%
<i>Hispanic or Latino (of any race)</i>	1000	11.2%

Census 2000

Policies for the Cultural Element :

The following policies are intended to guide decision-making regarding changes which could impact the diverse cultures of the Planning Area.

The City shall:

- Policy 1: recognize that the lands East of the Okanogan River within the Planning Area lie within the bounds of the Colville Indian Reservation.
- Policy 2: recognize and will strive to conserve the diversity, variety and unique character of Reservation lands.

- Policy 3: encourage the identification, preservation and protection of archeological resources throughout the Planning Area.
- Policy 4: encourage the development of cultural resources through museums, interpretative centers and other means to provide educational opportunities for residents and visitors.
- Policy 5: encourage and promote diverse cultural activities that involve all sectors of the community.
- Policy 6: encourage the employment of Native Americans and Latinos in private commercial and industrial enterprises, governmental institutions and identify and overcome barriers to their employment.
- Policy 7: agree to work to form a commission with members from the City, Tribes, County and community to promote community and cultural diversity and mutual understanding.
- Policy 8: support and recognize the contributions of diverse cultures to the community.
- Policy 9: support activities that bring all cultures together.

2. RECOMMENDATIONS

- That the City support formation of a commission to promote community and cultural diversity and mutual understanding.
- That the City support development and implementation of educational programs on the customs, cultures and traditions of Anglos, Native Americans, Latinos and other cultural groups and presented at schools, community groups, local governments, and in the community at large.
- That the City recognize contributions of the area's diverse cultures in the community.

That activities that bring all cultures together be encouraged and supported

Table 1.0

GENERAL DEVELOPMENT STANDARDS FOR ALL DISTRICTS*

DISTRICT	Residential Single Unit RS	Residential Duplex RD	Residential Multi Unit RM	Central Business CB**	Planned Shopping PS	Highway Business HB**	Commercial Industrial CI	Light Industrial LI	Highway Industrial HI	UNITS
Setback: front	20	20	20	0	0	0	15	15	15	feet
Setback: side, interior	5	5	^c	0 ^r	0 ^r	0 ^r	10 ^h	10 ^h	10 ^h	feet
Setback: side, street	15	15	15	0	0	0	10	10	10	feet
Setback: rear, main building	20	20	20	8 ^s	8 ^s	8 ^s	10 ^h	10 ^h	10 ^h	feet
Setback: rear, accessory building	5	5	5	8 ^s	8 ^s	8 ^s	10 ^h	10 ^h	10 ^h	feet
Minimum unit size	500	500	320	320 ^e	320 ^e	320 ^e	320 ^e	320 ^e	320 ^e	square feet
Maximum building height	35	35	45	50	50	50	50	50	50	feet
Minimum lot size	6000 ^a	6000	^b	0	5000	0	0	0	0	square feet
Maximum building coverage	45	45 ^d	45 ^d	—	60	—	—	—	—	percent of area
Allowed density	6	10	36	—	—	—	—	—	—	units per acre

* Except AI—Airport Industrial (Chapter 18.38) and PU—Public Use (Chapter 18.40) districts. Refer to their respective sections.

** Residential development subject to development standards applied to RM zone.

^a Except a single unit (detached) dwelling may be allowed on any lot of fifty feet in width in areas platted before January 8, 1962, and on any lot of sixty feet wide in areas platted thereafter.

- b Minimum Lot Sizes. Single-unit dwelling: 6,000 sf. Duplexes: 8,000 sf. Apartment buildings: 6,000 sf. plus 1,000 sf. for each additional unit over six. All other uses: 10,000 sf.
- c 10 ft. when abutting an RS, or RD district; 5 ft. when abutting a CB, HB, PS, LI, HI, or AI district; no setback when abutting PU or other RM properties.
- d Unless the required off-street parking is under cover, then the building coverage may be increased to sixty percent.
- e Limited to second story or above residential uses unless part of an approved multifamily or mixed use complex.
- f 10 ft. when abutting an RS, RM, or RD district.
- g 12 ft. when abutting an RS, RM, or RD district.
- h 20 ft. when abutting an RS, RM, or RD district.