



## Agenda

Date: June 28, 2023, Time: 10:00 AM  
Omak City Hall 2 North Ash, Omak, WA. 98841

Hearing Examiner: Dale L. Crandall

Nature of Application: **Conditional Use Permit CUP-02-2023**  
Description of Property Location: **Parcel # 1680030000**  
Name of Applicant: **Dream Northwest Properties LLC**  
Exhibit List:

**Agenda**  
**Land Use Application**  
**List of property owners with/in 300 feet of proposal**  
**Affidavits of Property Postings / notice of application and public hearing**  
**Affidavits of mailings / notice of application and public hearing**  
**Arial Map**  
**SEPA Checklist**  
**SEPA determination of non-significance (DNS)**  
**Comments Received**  
**Staff Report**

- A. Public Hearing called to order**
- B. Purpose of public hearing**
- C. Building Official present's staff report**
- D. Applicant and proponent(s) of project present testimony**
- E. Opponent(s) present testimony**
- F. Applicant may reply to any issue(s) raised by opponents**
- G. Examiner may ask for any other non-repetitive testimony**
- H. Public Hearing is closed**

All persons appearing before the Hearing Examiner shall conduct themselves with civility and courtesy to all persons involved in the hearing.

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

**PROJECT TITLE:** 715 Lowst St Conditional Permit **FILE ID#:** C.U.P. - 02 - 2023

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

- |   |   |
|---|---|
| <input type="checkbox"/> Long Plat                | <input checked="" 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"/> Planned Unit Development | <input type="checkbox"/> Zoning Map Amendment                     |

ALSO USE JARPA APPLICATION FOR FLOOD PLAIN AND SHORELINE PROPOSALS

**VESTING DATE OF APPLICATION:** 5/17/23 BY 

**APPLICANT:** Dream Northwest Properties LLC  
Mailing address: 14410 SE Petrovitzky Rd, Ste 211 Renton, WA. 98058  
Contact person: Nelly Some Phone #: 206-313-1777

**ENGINEER/SURVEYOR OF RECORD:** n/a  
Firm name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Mailing address: \_\_\_\_\_

**OWNER OF PROPERTY:** Same as Applicant  
Mailing address: \_\_\_\_\_

**GENERAL PROJECT INFORMATION:**

This application is made pursuant to the following ordinance sections: OMC Chapter 19

Description of the proposal: Conditional permit for Assisted Living Facility

Description of the existing use(s) of the property: Formerly Assisted Living, now residential

Description of the proposed use(s) of the property: Assisted Living Facility

Street address of the site: 715 Lowst St, Omak 98841

Legal description of the subject property: lot 3 of Laborer's Second Addition Short Plat, as recorded in Book A-1 of Short Plats, page 119, under Auditor's File No. 753439, records of

Current land use designation for the subject property:  
Comprehensive Plan: Low Density Residential  
Shoreline Environment: N/A  
Flood Plain Zone: C  
Zoning District: (RS) Residential Single Family

Okanogan County, Washington  
Site is in the County  
of Okanogan, State  
of Washington.

Are there existing relevant permits or approvals held to the subject property? If yes, state the permit number and issuing agency: n/a

Will the proposal effect the access to the property? If yes, please describe:

no

Will the proposal require work within an existing public right-of-way? If yes, please describe:

no

Will the proposal require additional or changes to the water and or sewer services? If yes, please describe:

no

Water service is provided by: City of Omaha

Sanitary sewer service is provided by: City of Omaha

Storm sewer service is provided by: City of Omaha

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: no

This proposal requires by ordinance the following public notice:

Publishing Notice of Application    times in the Chronicle.

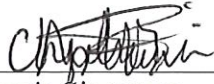
Publishing SEPA Threshold determination in the Chronicle

Posting Notice of Application in    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    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.

  
Applicant's Signature

4/26/23  
Date

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

\_\_\_\_\_  
Date

**\*\*\* OFFICE USE ONLY \*\*\***

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

\_\_\_\_\_

By:     *AW*    

Date:     5/11/23

# Property Owners Within 300 feet of Proposal.

## (Assisted Living Facility – 715 Locust St.)

1. William & Deborrah Turner 33 Hopfer Rd. Omak, WA. 98841
2. Barbara Bahr P.O. Box 2035. Omak, WA. 98841
3. Danny & Paula Nieminen 214 Lime St. Omak, WA. 98841
4. Larry Gazaway 210 Lime St. Omak, WA. 98841
5. James Skinner 209 Koala Ave. Omak, WA. 98841
6. Marian Irwin Estate P.O. Box 1645. Omak, WA. 98841
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18. Tina Gadeberg 711 Locust St. Omak, WA. 98841
19. Leeanne & Bercier Shandera, Montoya P.O. Box 208. Omak, WA. 98841
20. Merle & Sylvia Loudon 716 Locust St. Omak, WA. 98841
21. Roy & Adrian Cuzick 44905 Scott Cir. Baker City, OR. 97814
22. Richard & Paulet Duck 715 Paintbrush Lane. Omak, WA. 98841
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29. Eleanor Beach 711 Paintbrush Lane. Omak, WA. 98841
30. Starlet Stone P.O. Box 2187. Pateros, WA. 98846
31. Barbara Christensen 410 Koala Ave. Omak, WA. 98841
32. David & Bethany Kirk 712 Paintbrush Lane. Omak, WA. 98841
33. Rex Burris 710 Paintbrush Lane. Omak, WA. 98841
34. Ryan & Catherine Klett 708 Paintbrush Lane. Omak, WA. 98841

**AFFIDAVIT OF POSTING**

STATE OF WASHINGTON )  
COUNTY OF OKANOGAN )

Tyler Wells, being first duly sworn on oath, deposes and says he is the Building Official for the City of Omak, acting on behalf of the owner of the following described property: 715 Locust Street, Parcel #1680030000, Omak, Washington, and that on this 25<sup>th</sup> day of May 2023:

In accordance with the Omak Municipal code, Section 19.05.040 Public Notice, he posted at the property located at 715 Locust Street, Parcel #1680030000., Omak, Washington.

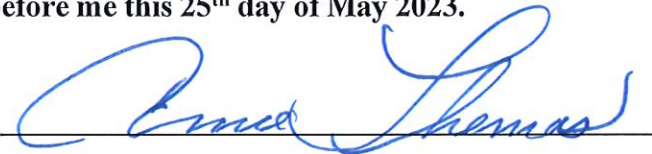
The attached is a true copy of said notice, and all notices were posted as stated above.

SIGNED:



\_\_\_\_\_  
Tyler Wells

SUBSCRIBED AND SWORN TO before me this 25<sup>th</sup> day of May 2023.



\_\_\_\_\_  
Connie Thomas  
Notary Public in and for the State of Washington  
Residing in Omak.  
My commission expires 1/9/2024



## Notice of Application

**NOTICE IS HEREBY GIVEN THAT** Dream Northwest Properties LLC, who are the owners of the below described property have filed an application for a zoning conditional use permit to operate an Assisted Living Facility in an existing residential building, as required by Omak Municipal Code Title 18. The property is located at 715 Locust Street, Omak, WA. 98841. Parcel #1680030000.

A State Environmental Policy Act Checklist was completed, with the responsible official issuing a determination of non-significance. Persons wishing to view project information may contact Omak City Hall, 2 North Ash Street between the hours of 7:00 AM and 4:00 PM Monday through Friday. Written comments must be submitted to the City of Omak, P.O. Box 72, Omak, WA 98841, no later than 4:00 PM June 14, 2023.

The City of Omak Hearings Examiner will hold an open record Public Hearing on Wednesday, June 28, 2023, at 10:00 A.M. in the City of Omak Council Chambers. Further notification regarding the public hearing will be mailed to property owners within 300 feet of the proposal and published in the Omak/Okanogan Chronicle. For further information contact Tyler Wells, City of Omak Building Official/Permit Administrator at (509) 826-1170.

## Notice of Public Hearing

**NOTICE IS HEREBY GIVEN** that the City of Omak Hearing Examiner will hold an open record public hearing on Wednesday, June 28, 2023, at 10:00 AM in the Omak City Hall Council Chambers. The purpose of the hearing is to take testimony and establish the record on the application for a Zoning Conditional Use Permit at 715 Locust Street in Omak, WA. 98841. Parcel #1680030000, submitted by Dream Northwest Properties LLC. The Conditional Use Permit is for the operation of an assisted living facility in an existing residential building. Titles 18 and 19 of the Omak Municipal Code will be followed.

All interested persons are invited to attend and be heard. Those requiring assistance are requested to contact City Hall a minimum of 24 hours prior to the scheduled hearing to notify the city of the type of assistance required. Persons wishing to view project information may contact Omak City Hall, 2 North Ash Street between the hours of 7:00 am and 4:00 pm Monday through Friday. For further information contact Tyler Wells, Building Official/Permit Administrator at (509) 826-1170.



**A F F I D A V I T O F M A I L I N G**

STATE OF WASHINGTON     )  
COUNTY OF OKANOGAN    )

**Tyler Wells, being first duly sworn on oath, deposes and says that he is the Building Official for the CITY OF OMAK, Washington, and that on the 24<sup>th</sup> Day of May 2023:**

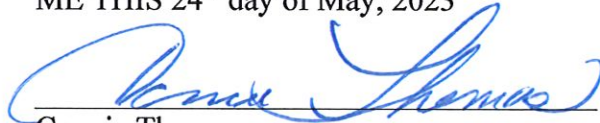
**In accordance with Omak Municipal Code, Section 19.05.040, Public Notice, he did cause to be mailed the attached Notice of Application for a proposed Conditional Use permit located at 715 Locust Street, in Omak, WA. to the attached list of recipients.**

**The attached is a true copy of said notice, list of recipients, and all notices were mailed as stated above.**



\_\_\_\_\_  
Tyler Wells, Building Official

SUBSCRIBED AND SWORN TO  
ME THIS 24<sup>th</sup> day of May, 2023



\_\_\_\_\_  
Connie Thomas  
Notary Public in and for the State of Washington  
Residing in Omak.  
My commission expires 1/9/2024



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STATE OF WASHINGTON     )  
COUNTY OF OKANOGAN    )

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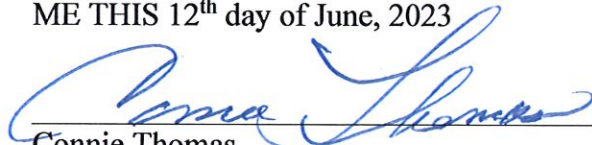
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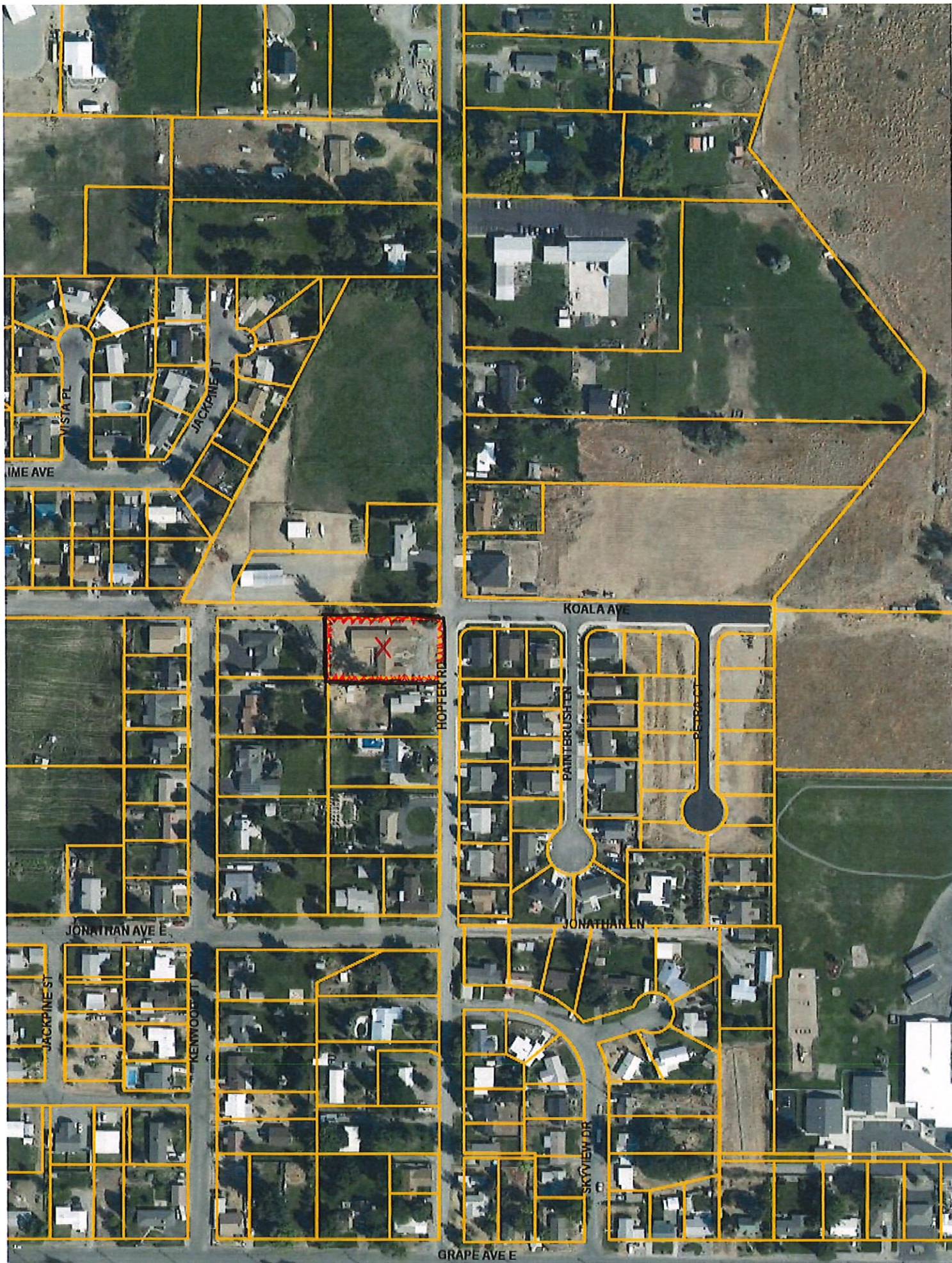
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N ↑



## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at [www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html](http://www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html) and navigate to the appropriate section.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal



## A. Background

1. Name of proposed project, if applicable: *Assisted Living Facility Conditional Permit*
2. Name of applicant: *Dream Northwest Properties LLC*
3. Address and phone number of applicant and contact person: *14410 SE Petrovitsk RD Ste 201  
Renton, WA 98058 / Nelly Somo / 206-313-1777*
4. Date checklist prepared: *4/26/23*
5. Agency requesting checklist: *City of Omak*
6. Proposed timing or schedule (including phasing, if applicable): *Asap*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *~~None~~ License as an Assisted Living Facility*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *unk*
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. *unk*
10. List any government approvals or permits that will be needed for your proposal, if known. *DSHS Licensing*
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. (Lead agencies may modify this form to include additional specific information on project description.) *Renovate home and relicense it as an Assisted Living Facility*
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. *715 Locust St, Omak, WA 98841*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other flat

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

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. unk

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

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. only cosmetic landscaping needed

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. no

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

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

## 2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. unk

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

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

## 3. Water

a. Surface Water:

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

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. n/a

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.

n/a

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

n/a

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

unk

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.

n/a

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

unk

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.

n/a sewer

c. Water runoff (including stormwater):

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.

n/a

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

n/a

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

n/a

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

n/a

#### 4. Plants

a. Check the 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
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Cosmetic flowers, grass, shrubs, etc

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

unk

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

n/a

e. List all noxious weeds and invasive species known to be on or near the site.

unk

#### 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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

unk

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

unk

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

n/a

e. List any invasive animal species known to be on or near the site.

unk

## 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.

Electric heating

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:

n/a

## 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.

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

unk

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.

unk

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.

unk

4) Describe special emergency services that might be required.

Fire fighting / ambulances

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

n/a

b. Noise

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

n/a

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. *normal "residential" noise*

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

*n/a*

### 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.

*vacant residential property - will not affect adjacent properties*

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?

*unk*

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:

*unk*

c. Describe any structures on the site.

*6,096 sq ft building*

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

*no*

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

*Residential Single Family*

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

*unk - Low density residential*

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

*unk*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

*unk*

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

*Residents and caregivers and other staff*

*15-25 approx.*

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

0

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

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

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: unk

9. Housing

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

Assisted Living Facility

12-units + 3 for Staff.  
Some are 2 occupants rooms.

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

n/a

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

n/a

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?

existing roof height

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

none

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

n/a

11. Light and Glare

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

n/a

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

n/a

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

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

n/a

## 12. Recreation

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

unk

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

unk

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

unk

## 13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

n/a

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.

n/a

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.

n/a

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.

n/a

## 14. Transportation

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

Existing access via Lowst St

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

unk



- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
*NO vehicles will ~~not~~ be allowed for residents. → 8-10 parking spaces for Employees and visitors*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *no*
- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *unk, but not commercial vehicles*
- 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: *n/a*

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *no*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *n/a*

**16. Utilities**

- a. Circle utilities currently available at the site:  
*electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,*  
 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. *same as current*

**C. Signature**

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: Christina

Name of signee Nelly Sone

Position and Agency/Organization Managing Member, Ocean Northwest Properties LLC

Date Submitted: 4/26/23

### D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

n/a

Proposed measures to avoid or reduce such increases are:

n/a

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

n/a

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

n/a

3. How would the proposal be likely to deplete energy or natural resources?

n/a

Proposed measures to protect or conserve energy and natural resources are:

n/a

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

n/a

Proposed measures to protect such resources or to avoid or reduce impacts are:

n/a

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

n/a

Proposed measures to avoid or reduce shoreline and land use impacts are:

n/a

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

n/a

Proposed measures to reduce or respond to such demand(s) are:

n/a

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

n/a

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

**DETERMINATION OF NON-SIGNIFICANCE**

May 17, 2023

Description of proposal: **Zoning Conditional Use Permit for a proposed Assisted Living Facility in an existing residential building.**

Proponent: **Dream Northwest Properties LLC, 14410 Petrovitsky Rd. Suite 211, Renton, WA. 98058**

Location of proposal, including street address, if any: **715 Locust St. Omak, WA. 98841. Parcel #1680030000.**

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 June 14, 2023. 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: **May 24, 2023** Signature: **Tyler Wells**

Hi Tyler, thanks for hearing me out yesterday. I appreciated all your information. Since I saw you I have been researching more about Dream Northwest Properties and I have many concerns but they may not be directly related to the conditional permit. I am including pictures and a screen shot of the past taxes that shows the LLC has not been paying their taxes. My first question would be how they would be paying for all the work if they don't pay their taxes. Unfortunately, that may not have any bearing on this.

However, the pictures show that the last attempt at cleaning the place up did not go well and I told you that the workers pulled off the job one day because of no payment. That, to me, shows some distrust and dishonesty in what the company wants to do.

So, why did they stop working on it for the last 2 years? In investigating their finances further, I found them to have a total of 4 people in the company and an income of \$105,000. Again, it may not pertain to the hearing.

There is a statement in the SEPA that they will use electricity for heating but no mention of cooling. As an assisted home, I would like to be assured that cooling is provided.

I would like to know what the plans are for running it if they are not planning on doing it themselves. Do they have a maintenance plan for the building and landscaping? Keeping it in good working order and the "cosmetic" plants they called them are kept healthy so as not to introduce any bugs or diseases to the neighbors plants.

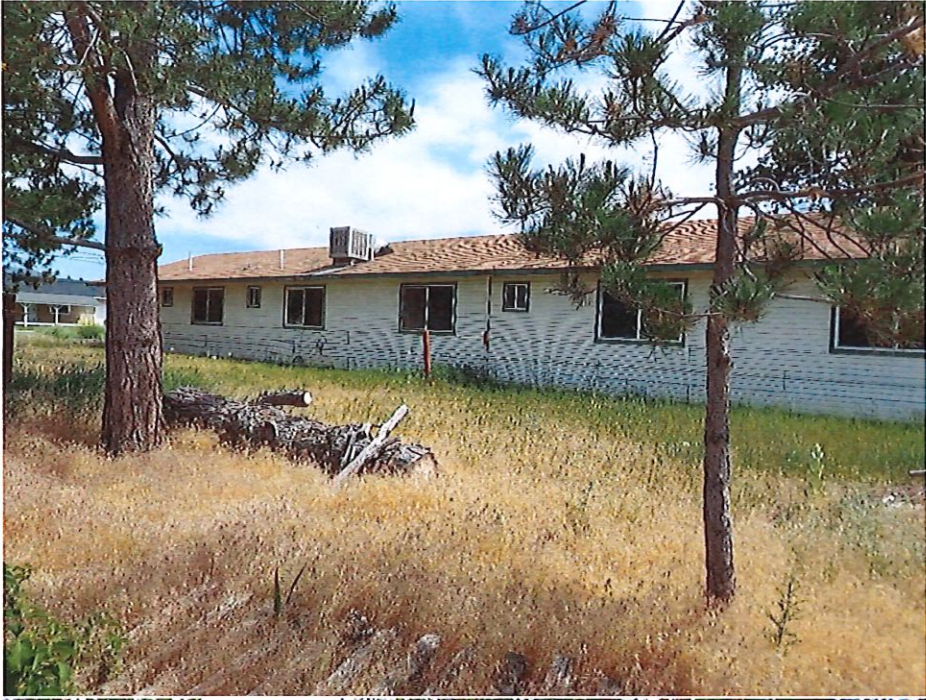
And what are their future plans with the facility and property? Since it is still listed at \$799,000, are they going to keep it on the market?

In closing, as you can see, I have many concerns about the integrity of the LLC and their truthfulness of their plans. They have not given me

much to believe in what they are going to do since they actually have made the property worse since they have owned it. I asking you to consider my concerns and apply the ones you can to be presented at the hearing. Thank you for your time, Debbie Turner, 33 Hopfer Rd.













Current Tax Year Details

Type	Taxpayer	Statement #	Crash Tot.	Tax Exempt	Net Tax	Asses.	Total Tax
Engines	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-25	\$132.00	\$0.00	\$292.00	\$7.00	\$231.00
Communications	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-3	\$40.00	\$0.00	\$40.00	\$0.00	\$40.00
Real Property	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000	\$1,670.92	\$0.00	\$1,970.92	\$14.74	\$1,985.66

Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Refund	Balance Due
Engines	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-25	\$292.00	\$0.00	\$4.04	\$124.24
Communications	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-3	\$40.00	\$0.00	\$0.00	\$40.00
Real Property	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000	\$1,970.92	\$0.00	\$14.26	\$1,274.54
Engines	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-25	\$292.00	\$0.00	\$0.00	\$292.00
Communications	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-3	\$40.00	\$0.00	\$0.00	\$40.00
Real Property	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000	\$1,970.92	\$0.00	\$493.60	\$1,524.96
Engines	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-25	\$292.00	\$0.00	\$0.00	\$292.00
Communications	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-3	\$40.00	\$0.00	\$0.00	\$40.00
Real Property	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000	\$1,724.00	\$0.00	\$1,724.29	\$0.00
Engines	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-25	\$292.00	\$0.00	\$74.24	\$0.00
Communications	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000-3	\$40.00	\$0.00	\$0.00	\$40.00
Real Property	CREAT NORTHWEST PROPERTIES LLC	2022-2280030000	\$1,670.92	\$0.00	\$1,770.24	\$1,109.28

5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Engines	2022-2280030000-25	\$132.00	\$0.00	\$7.00	\$231.00
Communications	2022-2280030000-3	\$40.00	\$0.00	\$0.00	\$40.00
Real Property	2022-2280030000	\$1,670.92	\$0.00	\$14.74	\$1,235.54

## STAFF REPORT

**DATE:** June 20, 2023

**TO:** City of Omak Hearings Examiner, Dale Crandall

**FROM:** Tyler Wells, Building Official/Permit Administrator

**RE:** Conditional Use Permit Application: Assisted Living Facility (CUP-02-2023)

### **Background:**

Dream Northwest Properties LLC, who are the owners of the below described property have filed an application for a zoning conditional use permit to operate an assisted living facility in an existing residential building, as required by Omak Municipal Code Title 18. This property and building have been used as an assisted living facility in the past yet has been vacant for approximately 10-15 years. The existing building had undergone a large addition in 1992 and currently has approximately 15 sleeping rooms for patients/residents. The building, the way it exists today, is badly dilapidated and in need of major repair to the exterior of the building including the roof, siding, and soffit material. As of the date of this report, it is unknown the condition of the interior of the building.

### **Location Information:**

The location of the property is 715 Locust Street, Parcel #1680030000 also known as Lot 3 La Douceurs second add Omak, Okanogan County.

### **Comprehensive Plan Designation:**

The proposed conditional use is within an area designated as "Medium Density Residential" according to the Greater Omak Area Comprehensive Plan. The medium-density designation is intended for areas inside the urban growth area within or immediately adjacent to the existing corporate limits. Medium density areas either are presently developed and served by city utilities or are undeveloped and have access to city services and contain larger parcels of land suitable for medium density development.

### **Current Zoning:**

The subject property is zoned "Residential Single-Family" by Title 18 of the Omak Municipal Code.

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

The subject property is not located within the mapped flood hazard area. The site is located in an Aquifer Recharge area with a Moderate Recharge Potential. A SEPA checklist was submitted as required for a Conditional Use Permit review and the responsible official issued a "Determination of Non-Significance" on May 24, 2023, with an appeal/comment period ending on June 14, 2023.

### **Reviewing Agencies:**

The land use application, SEPA checklist and related information was circulated among appropriate agencies and City Staff beginning on May 17, 2023. Property owners within three hundred (300) feet of the proposal were also notified by mail. Written comments from city staff, other agencies and the public will be included in the project file. To date, there has been one comment received from a neighboring property owner on the proposal.

**Recommendation:**

Staff recommends that the Hearing's Examiner approve the Conditional Use Permit application for the use of an assisted living facility in the Residential Single-Family zoning district for the above mentioned property subject to the conditions outlined below:

- (a) Off-street parking shall be provided and maintained in perpetuity. There shall be a minimum of 8 off-street parking spaces provided for staff and guests. Residents shall not be allowed to store/park personal vehicles on the property.
- (b) There shall be interconnected Smoke/Carbon Monoxide detectors in each sleeping room and throughout common spaces consistent with the 2018 International Building Code.
- (c) Fire extinguishers shall be provided and located/arranged as determined by the Omak Fire Chief. Each sleeping room shall have an exit/evacuation plan posted on the sleeping room side of the entry door.
- (d) Egress windows need to be provided in all sleeping rooms with a minimum clear height opening of 24 inches and a minimum clear width opening of 20 inches.
- (e) A courtesy, safety walk through of the building shall be required before any commercial activities commence. The City of Omak water department shall have access to the building to inspect and determine if any plumbing configurations would require the installation of a back-flow device to protect the safety of the water system.
- (f) A City of Omak building permit shall be required for any structural, life safety, plumbing or mechanical alterations or repairs.
- (g) A City of Omak Business License must be obtained and kept in perpetuity.
- (h) With the building being unoccupied for over a decade, the Omak Fire Chief will require that the fire sprinkler suppression system be tested and updated to comply with the 2018 International Fire Code. Also, all propane lines must be inspected and tested with tests witnessed by the Omak Fire Chief.
- (i) All licenses required by the State of Washington shall be obtained with a copy of said license(s) provided to the City for clarity.
- (j) If the conditional use is discontinued for a period of six (6) consecutive months it shall be deemed null and void. Any further use or sale of the property or business for the same use shall require the approval of a new conditional use or other permit as required by the Omak Municipal Code.

**Findings of Fact:**

The following Findings of Fact support the staff recommendation for approval.

1. That all requirements for processing a conditional use permit contained in Chapter 18.50 and Chapter 18.52.060 of the Omak Municipal Code were followed during the processing of this CUP and the applicants, heirs and assigns are required to adhere to the proceeding conditions and future regulations for further land use actions on development proposals.
2. That approval of the conditional use permit does not represent a granting of special privileges to the applicant.
3. That the proposed use is consistent with the Greater Omak Area Comprehensive Plan.
4. That the public interest will not be harmed by the granting of the conditional use permit.

5. That a SEPA "DNS" was issued on May 24, 2023, with comment period ending on June 14, 2023.
6. That adequate city services are available to serve the proposed use.

Tyler Wells  
Building Official/Permit Administrator  
June 20, 2023