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**AGENDA**  
**OMAK CITY COUNCIL MEETING**  
**Monday, October 17, 2022 – 7:00 PM**

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**A. CALL TO ORDER**

**B. FLAG SALUTE**

**C. CITIZEN COMMENTS**

**D. CORRESPONDENCE AND MAYOR'S REPORT**

1. Affirm Appointment to the Solid Waste Advisory Bord of Okanogan County

**E. PUBLIC HEARING**

1. Final Approval – Sagelands Phase 3 – LP-01-2021



**F. CONSENT AGENDA**

1. Approval of Minutes from October 3, 2022
2. Approval of 2022 Claims

**G. OTHER BUSINESS**

1. Council Committee Reports
2. Staff Reports



**Action by City Council**

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Our Council Meetings are conducted in person in addition to Zoom Meetings. Meeting information is located on our website at [omakcity.com](http://omakcity.com). If you need support or accommodations, contact the City Clerk in advance by phone at 509-826-1170 or by e-mail [clerk@omakcity.com](mailto:clerk@omakcity.com) for assistance.

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## Omak City Council, is inviting you to a scheduled Zoom meeting

Topic: Omak City Council Meeting

Time: Oct 17, 2022 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89575001094?pwd=bXJiVndEVm02bUtaUUFGUjQ1UW5EZz09>

Meeting ID: 895 7500 1094

Passcode: 772884

One tap mobile

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+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

Meeting ID: 895 7500 1094

Passcode: 772884

Find your local number: <https://us02web.zoom.us/j/89575001094?pwd=bXJiVndEVm02bUtaUUFGUjQ1UW5EZz09>

## STAFF REPORT

**DATE: October 7, 2022**

**TO: Staff / City Council**

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

**RE: Final Approval – Sagelands Phase 3 – LP-01-2021**

### **Background:**

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

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

### **Location Information:**

Parcel # 3426260375. There is currently no address for this location. The project site is located in the northwest quarter of the southeast quarter of the northeast quarter of Section 26, Township 34 North, Range 26 E.W.M., Okanogan County, Washington.

### **Comprehensive Plan Designation:**

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

### **Current Zoning:**

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

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

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

A SEPA checklist was submitted as required for preliminary approval in February of 2021. A determination of Non-Significance was issued and published in the City's newspaper of record on February 24, 2021.

### **Reviewing Agencies:**

The land use application and related information was circulated among appropriate agencies and City Staff beginning on September 7, 2022. Written comments from city staff, other agencies and the public will be included in the project file. A notice of application was published in the Omak/Okanogan Chronicle on September 14, 2022, a notice of public hearing was published in the Omak/Okanogan Chronicle on October 5, 2022, and these notices were also mailed to all landowners within three hundred feet of the proposal.

**Comments Received:**

All comments are contained in the project file. As of the date this staff report was prepared, no comments have been received.

**Recommendation:**

All conditions placed on preliminary approval have been met by the applicant. The Omak Public Works Director, Water Department and Fire Chief are satisfied with all improvements and infrastructure that has been installed within the development.

Staff recommends City Council to grant Final Approval of the proposed Sagelands Phase 3 Subdivision.

**Findings of Fact:**

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

**Recommended Motion:**

Move to recommend final approval of the Sagelands Phase 3 Long Plat.

Tyler Wells  
Building Official/Permit Administrator  
October 7, 2022